

# Mas de Castelnou

**Region:** Languedoc

**Sleeps:** 25 **Bedrooms:** 11 **Bathrooms:** 9

---



## Overview

Fabulous Mas with 11 bedrooms, 9 bathrooms, large 16m x 8m pool, sea and mountain views. A rural retreat without rival, located deep in the garrigue with no neighbours.

10 minutes to nearest village of Castelnou, nominated one of the prettiest villages in France. 30 minutes into Perpignan, with nearest town of Thuir.

Sleeps 22-25 in Mas in entire property but can be split into Studio annexe, 4 bedroom apartment, Tower room apartment etc. Air conditioned and heated throughout. Garden Apartment suitable for People with Reduced Mobility. Entire property only can be rented in July and August but apartments can be rented separately outside high season.

## Description

Mas de Castelnou is an amazing 'baronial' style property located in the heart of the Garrigue. If you are looking for stunning views, complete seclusion, being at one with nature, then this is the place for you. Its size and modular layout make it ideal for several families or generations who want to spend time together but also enjoy some space to themselves.

Located 10 minutes from the charming village of Castelnou, nominated one of 'Les Plus Beaux Villages de France', with a choice of restaurants, bars and shops.

The views are just amazing and sweep from the top of Mount Canigou down to the Mediterranean. There is a big choice of beaches - both sandy and rocky coves - within 40 minutes drive. The Spanish border is also about 40 minutes away and ski resorts in the Pyrenees can be reached in about 1 hour 45 minutes.

The house itself evolved from an old Bergerie dating back centuries to become an 11 bedroom Catalan Mas set amongst 12 hectares of undulating terrain.

Enter the estate through a lovely arch with wrought-iron gate. The hallway offers a grand piano and entrance to a huge sitting room with the original Bergerie fireplace.

11 bedrooms, 9 bathrooms and 4 kitchens.

The 16m x 8m swimming pool (can be locked for safety) has breathtaking views of the valley and the mountains that surround this beautiful site. There is a shaded seating area overlooking the pool and a covered external dining area. The main terrace off the sitting room overlooks the pool which is in addition to a number of private terraces accessed from different rooms around the house. There is a large lawn fit for sporting activities and weddings with enough space for a large marquee.

The entire house can sleep 22-25 people across 4 levels:

The garden level with 2 kitchens (the main kitchen to cater for large groups which leads out to the external dining area and the pool, and another kitchen specifically for the Garden Apartment), 4 bedrooms (1 kingsize, 1 super king, 1 twin (two small doubles suitable for 2 adults or 4 children), and a room with 3 single beds), 2 ensuite bathrooms, 1 shared bathroom and 2 separate WCs.

The middle level has 4 bedrooms, 2 kingsize with ensuite and another bathroom. 2 of these bedrooms are connected (1 with kingsize bed and the other with small double) divided by a half wall. The latter is ideal for those with children sharing the same space as their parents (or just lots of kids together!).

The Annexe Studio offers kitchen, bathroom, sitting room with sofa bed and sleeping area (super king).

The First Floor Apartment contains a studio apartment with a kitchen, bathroom and sleeping area (king sofa bed) and a terrace with some of the best views from the house.

Above this you will find the Tower Room (kingsize) with windows all round giving 360° views of the

# Mas de Castelnou

**Region:** Languedoc

**Sleeps:** 25 **Bedrooms:** 11 **Bathrooms:** 9

---

mountain of Canigou, across the Alberes mountain range and down to the sea - truly breathtaking. A freestanding bath is the ultimate luxury from which to take all of this in!

All rooms have air conditioning or heating.

Table tennis, pool table and basketball hoop beside the pool to play volleyball.

Walking, mountain biking, canyoning, white water rafting and horseriding are amongst many activities within easy reach of the property. And there are plenty of vineyards!

# Mas de Castelnou

**Region:** Languedoc

**Sleeps:** 25 **Bedrooms:** 11 **Bathrooms:** 9

---

## Layout

Entire house sleeps 22-25 people.

It can be split into:

Garden Apartment of 4 bedrooms (one super king/two singles, one king, two small doubles, three singles) to sleep 9/11 with two ensuite and one shared bathroom).

Could be suitable for People with Reduced Mobility.

Annexe Studio with super kingsize bed and small double sofa bed, bathroom with shower and kitchen. It has its own independent entrance. (Sleeps up to 4)

The middle level has 4 bedrooms, 2 kingsize with ensuite and another bathroom. The other 2 bedrooms are connected (1 with kingsize bed and the other with small double) divided by a half wall. The latter is ideal for those with children sharing the same space as their parents (or just lots of kids together!).

First Floor Apartment with kitchenette and comfortable kingsize sofabed and bathroom and lovely terrace. (Sleeps 2). (Can be rented on its own or together with the Tower Room situated above (accessed via the terrace).

Second Floor Tower Room has double bed, freestanding bath and WC (so Tower Room + First Floor Apartment can be rented as a 2-bedroom apartment, 1-bedroom studio or Tower Room with sitting room and kitchen below. Offers exceptional privacy).

## More Info

Air conditioning and heating throughout.

Pool towels supplied.

Please note that the last part of the journey to the house is along a fairly rough gravel road of some 3km so low cars are not suitable for access to the house.

## Features

- Aircon
- Internet
- Table tennis
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Games Room
- Fireplace
- Spacious garden
- Sea view
- Event Venue
- i-Rent

# Mas de Castelnou

**Region:** Languedoc

**Sleeps:** 25 **Bedrooms:** 11 **Bathrooms:** 9

---

## Location



Getting there: From April to October one can fly into Perpignan (30 mins away), Béziers, Carcassonne, Girona (all 1hr 20), Montpellier (1hr50) or Toulouse or Barcelona El Prat (2hrs30). Flight availability is reduced to Carcassonne, Montpellier, Toulouse and Barcelona in the winter months. Trains come into Perpignan from Paris, Montpellier, Béziers, Toulouse, Girona and Barcelona.

Buses go directly from Girona Airport to Perpignan.

You will need cars amongst the group as this house is well away from the hustle and bustle. It is 15 minutes from the nearest shops at Thuir, 10 minutes drive from Castelnou and an hour on foot.

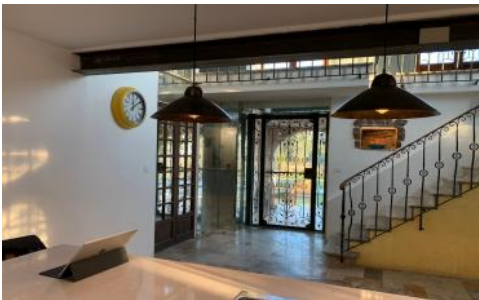
Nearest city is Perpignan and the property is 40 minutes from the Mediterranean with a variety of beaches, large sandy family beaches at Canet en Roussillon, St Cyprien and Argeles-sur-Mer and a number of other little coves along the coastline. Collioure is a beautiful coastal town 45 minutes away. The house is also 40 minutes from the Spanish border.

# Mas de Castelnou

Region: Languedoc

Sleeps: 25 Bedrooms: 11 Bathrooms: 9

## Photos



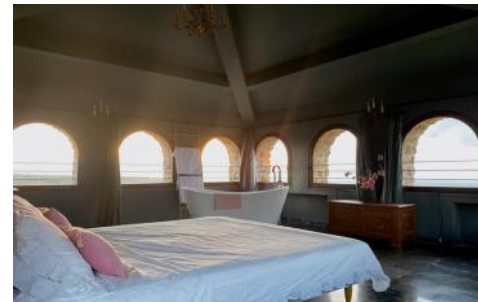


# Mas de Castelnou

Region: Languedoc

Sleeps: 25 Bedrooms: 11 Bathrooms: 9

---



# Mas de Castelnou

**Region:** Languedoc

**Sleeps:** 25 **Bedrooms:** 11 **Bathrooms:** 9

---

