

# Maison de Village Cecilia - 8 Guests

**Region:** Languedoc | Poilhes

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 2

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## Overview

Refurbished and spacious house with private pool and garden in the heart of popular village of Poilhes. The village is surrounded by vineyards and situated in the South of France in the Occitanie region. The fascinating Canal du Midi passes right through the village. With just 800 inhabitants Poilhes offers 3 restaurants and a small shop. Air conditioning in common parts.

## Description

In the little village of Poilhes, you will find this delightful, recently refurbished house with pool and garden. The village is surrounded by vineyards and is situated in the South of France in the Occitanie region. The fascinating Canal du Midi, with a lot of boats passing by, goes right through the village. With just 800 inhabitants Poilhes offers 3 restaurants and a small shop for the necessities.

The house is a generous 200m<sup>2</sup> over 2 floors. The ground floor offers a big living room with open kitchen. Living room with TV, sitting area and dining table for 9 people opens up to the shady pergola and paved patio with furniture for alfresco dining. Fenced pool area with lemon tree, ivy hedges and other greenery. please note there is some (but very little) overlooking from the adjoining property. WC and bathroom also on ground floor.

Deckchairs and loungers available.

Shops, restaurants etc just a few minutes walk. Tennis courts in village.

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## Layout

4 bedrooms to sleep up to 8 people.

Ground Floor:

Spacious entrance hall with air conditioning unit.

Brand new shower room with sink and separate WC.

Through to spacious dining/salon/kitchen area. Kitchen has microwave, dishwasher, fridge/freezer, oven, hob, extractor, Nespresso and tea-making machine.

First Floor:

Air conditioning unit in hallway.

Separate WC and bathroom with double sink, shower, bidet and bathtub with shower fitting.

Bedroom 1 with lovely carved wood double bed 140cm.

Also a cot. Electric blinds.

Bedroom 2 with twin beds/double bed of up to 180cm.

Electric blinds.

Bedroom 3 with 2 single beds with pull-out beds beneath.

To sleep up to 4. Ideal for kids/teenagers.

Bedroom 4 with 2 single bed;

Big wardrobes in all 4 rooms.

Access onto the big south-facing roof terrace with views over the village.

One bathroom and one WC on each floor.

## More Info

WiFi accessible in the whole house. The whole village now has fibre.

Free easy parking on the street in front of the house, or on the driveway at the back. There is also room for at least one car in the big garage. Tesla recharging station;

TV with Apple TV, French channels.

Weber charcoal barbecue.

Pool is saltwater, fenced and 8.50m x 4m x 1m50 deep with Roman steps. Attended every week.

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace

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## Location

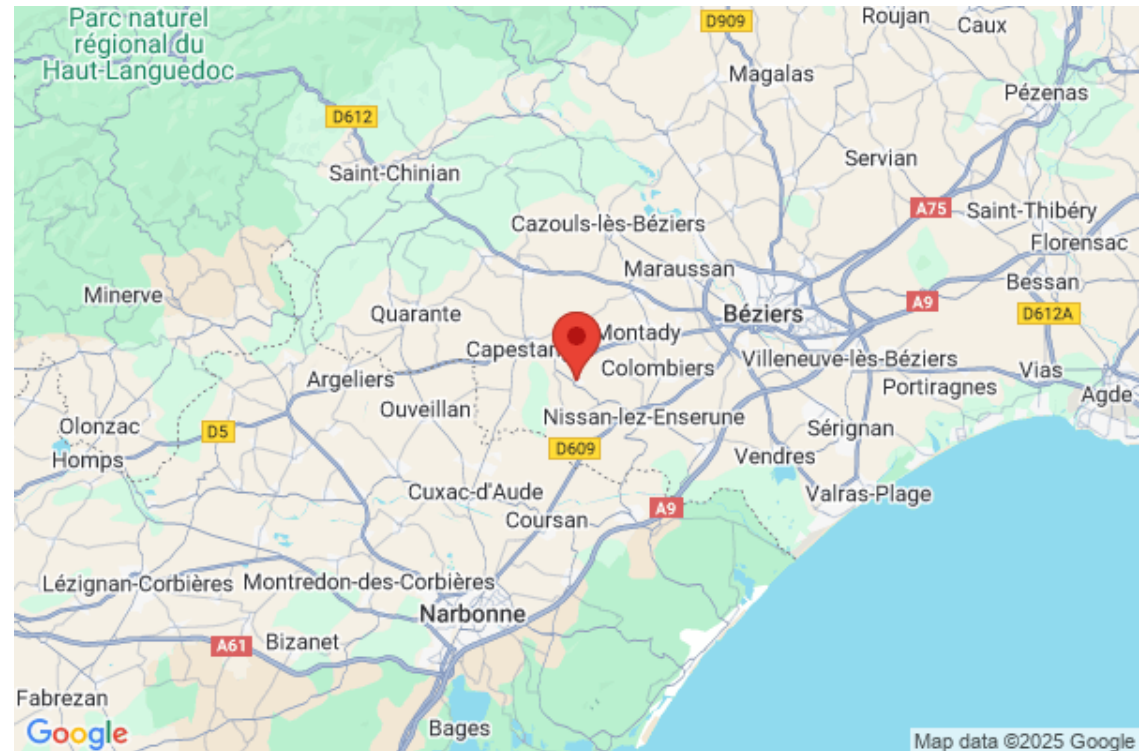
In Poilhes you'll find three restaurants with different offerings. In the villages nearby (within 5 km from the house) there are a big selection of eating possibilities.

The medieval town of Beziers with a Cathedral, the famous locks of Canal du Midi, markets, shops, restaurants and a lovely market hall is just 20km away. Many small villages with local markets during the weeks like Pezenas, Capestang and Saint-Chinian. Aigues-Mortes is an old fortified medieval village about one hour away. Carcassonne with its medieval cité UNESCO World heritage Site is also about one hour away.

The Mediterranean is just 30 min by car away from the house. There are many long sandy beaches like Valras Plage, Portiragnes Plage and several others. You can also swim in the lovely river Orb.

In Poilhes there is a Wine bar called Vinauberge where you can try local wines. You can also visit any of the local domaines for a 'dégustation'.

The closest airport is Béziers Cap d'Agde Airport which Ryanair has frequent flights to and from. This is about 20 minutes away. Montpellier International Airport is just one hour drive away and have flights with Air France/KLM. Toulouse is also an option although that's about 1,5 hours away from the house. From Beziers there are many train connections to Paris, Barcelona and Nice etc



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## Photos





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