

# Jolie Villa de Pomérols

**Region:** Languedoc | Pomerols

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 3

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## Overview

A delightfully pretty villa situated in a quiet residential quarter of Pomérols, a popular wine-growing village. The enclosed garden enjoys almost no overlooking from neighbours and offers a private, fenced-in pool. Centre of village and choice of shops within easy 10 minute walk. 3 bedrooms in main house + 1 bedroom in garden cottage. Suitable for people with reduced mobility. 4 bedrooms/3 bathrooms.

## Description

Pomérols is a thriving wine-making village located just 10 minutes from the sandy Languedoc beaches.

Jolie Villa is a very pretty house offering 4 bedrooms with an enclosed Mediterranean garden, private fenced-in pool and private parking. It is situated in a quiet cul-de-sac of just 4 properties and there is almost no overlooking from neighbouring plots.

With stripped pine flooring and lots of light the ambience is 1920s beachside but, in fact, the villa is relatively newly-built in a style unusual to the region. The spacious, covered veranda is lovely with white-painted beams and a great view over the garden and pool. The ideal spot for a barbecue and al fresco dining.

The pool is fenced to ensure security for small children. There are 6 loungers to relax the afternoon away.

Table tennis.

Open-plan kitchen/dining area/salon, very spacious and light-filled. The kitchen is brand-new and fully-equipped. Dining table for 8. Comfortable sofas with Smart TV.

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## Layout

The villa has a bright and spacious interior with 3 bedrooms (2 doubles, 1 twin), a large open plan lounge/kitchen/diner, a bathroom (bath with integrated shower, wash hand basin, toilet) and also a separate guest WC and basin. Bedrooms in the main house are equipped with ceiling fans.

In the garden there is a separate annex with twin beds and a shower room with toilet.

Bedroom 1: Double

Bedroom 2: Twin room with 2 x single beds

Bedroom 3: Double

Bedroom 4 (In garden cottage): Twin beds

## More Info

Private, secure parking for 2/3 cars.

Ceiling fans in all bedrooms in the main house.

Lagoon-shaped pool 8m x 4m. Chlorine. Fenced. Steps not ladder.

Brand-new kitchen fully-equipped with dishwasher, fridge-freezer, microwave, oven, induction hob, extractor fan etc.

Washing machine in utility cupboard in hallway.

Weber barbecue.

Probably suitable for people with reduced mobility. 2 or 3 steps up to veranda. Interior all on one level. Steps into pool.

## Features

- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Suitable for reduced mobility
- Private pool
- Secure fenced pool
- Heating
- Private parking
- Secure parking
- Family friendly
- Barbecue
- Terrace
- No pets allowed
- Spacious garden

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## Location



Within walking distance of local amenities including a bakery, butchers, tabac, pharmacy, cafe/bar, bar/restaurant and a Super U supermarket. There is a Cave Cooperative on the outskirts of town where you can buy delicious, locally produced wines.

Within easy driving distance of the beach (15 mins), the historic town of Pézenas (10 mins) and the delightful port of Marseillan (5 mins). There are plenty of excellent restaurants nearby which specialise in seafood, oysters and mussels fresh from the waters of the Etang de Thau, less than half an hour away.

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## Photos



Main House



Garden and Pool Area



Main House and pool



Pool Area



Main House



Veranda



Main House



Annex and Car Park



Lounge to Kitchen



Lounge from Kitchen



Lounge



Lounge Kitchen

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Kitchen



Kitchen



Bedroom1



Bedroom 3



Annex Bedroom



Main House



Annex



Annex and Main House