

# Villa Picpoul

**Region:** Languedoc | Pinet

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 3

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## Overview

The perfect holiday villa for your next stay in the south of France! Located in the village of Pinet famous for its Picpoul de Pinet white wines, just 15 minutes from the beach. 4 bedrooms/2 bathrooms in the main house + extra sofa bed, bathroom and kitchenette in guest house. Ideal for teenagers or grandparents. Main house all on one level. Fully air conditioned. Walking distance to 3 wineries/domaines, shops and weekly market. Pets welcome. Extended winter lets welcome - please enquire.

## Description

This villa will tick pretty much everyone's boxes. In perfect condition and steps away from the local village amenities Villa Picpoul offers a beautiful pool, a quiet village location and reversible air conditioning throughout. Even double pétanque/boules courts and kids play structures in the rear garden.

From the quiet residential road, enter via an electronic gate with video security and park on the drive or in the immaculate garage. Up steps to the main entrance to find a very spacious living/dining area. Separate, fully-equipped kitchen. Smart TV. Working wood-burning fireplace in season, and underfloor heating for the winter months. Electronic shutters throughout. Lots of secure parking.

Main house is 4 bedrooms, one of which is en suite. Separate family bathroom with jacuzzi and separate guest WC.

The salon opens up completely to the pool area and you will find loungers and parasols to while away the summer days. Covered terrace dining expands for up to 12 people for a leisurely alfresco French meal and conversation. The pool has Roman steps and is prettily tiled.

Across from the pool is the games room/guest house which offers a high-quality sofa bed, table football, soft darts, numerous board games, a kitchenette area with sink and fridge, and a full bathroom. Ideal for teenagers or as a grand-parental suite.

Marseillan Port (sometimes known as 'The Next St Tropez') is less than 10 minutes away with wonderful restaurants and an amazing activities park at Parc de Jeux de Tabarka on the water. The beach at Marseillan Plage is 15-20 minutes from the villa.

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## Layout

All rooms air conditioned.

Main House:

Bedroom 1: Master bedroom with King-sized bed, opens onto pool area. Dressing room, en suite shower with jets, basin and WC.

Bedroom 2: King-sized, or can be split to 2 singles.

Bedroom 3: Queen-sized bed.

Bedroom 4: Queen-sized bed.

Family bathroom with triangular jacuzzi bath and waterjets, shower cubicle with jets, basin.

Separate WC.

Large dining room for 10-12 people

Living room with board games, smart TV and DVD player

Interior access down to garage.

Guest House:

Mobile A/C unit.

Table Football, board games, soft darts, and outdoor game equipment such as cornhole and pétanque/boules.

High quality sofa bed, kitchenette and bathroom with shower and jets, basin and WC.

## More Info

Private pool measures 5m x 9m with Roman steps, alarm and safety cover for children.

Pool is chlorine and not heated.

Pets accepted. Small to medium-sized dogs only. Should the pet be left alone in the property at any time then they must be crated. No pets on the beds or furniture, please.

Private parking inside property for 4/5 cars + extended garage.

Large play area for children at rear of villa with twin pétanque/boules courts.

Air conditioning throughout main house

Underfloor heating throughout main house for the off-season.

Guest house has mobile air conditioning unit and space heater.

Kitchen: Gas cooker, double sink, wall oven, dishwasher, fridge/freezer, microwave. Additional fridge/freezer in garage. Table and chairs.

Outdoor dining for up to 12 people, Indoor dining for 10, OK 12 if you squeeze a bit.

Internet

Easy walk to shops (<15 mins)

Un-overlooked private pool

Pets allowed on request

Lots of private secure parking

Short walk to public tennis, basketball, and playgrounds including exercise equipment

Beaches nearby with lots of beach gear provided for your enjoyment

Golf nearby

Watersports nearby

Activity park nearby (Tabarka at Marseillan port) with zipline, skate park, bike park, children's play structures, BBQ grills, etc.

## Features

- Aircon
- Internet
- Easy walk to shops (<15 mins)
- Un-overlooked pool
- Pets allowed on request
- Private pool
- Heating
- Private parking
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Street parking
- Barbecue
- Terrace
- Games Room
- Fireplace
- Spacious garden
- Separate annex, gite, studio

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Family friendly with playpen, high chair, 2 booster seats, board games, soft darts, cornhole, boules, and play structures.

Terraces and sun loungers

Games Room/Guest House

Woodburning fireplace in season

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## Location



The Pinet region is famous for its white wine which goes splendidly well with fish and Mediterranean foods (yes, there is red wine too). The village is consequently surrounded by vineyards and there are three Domaines/Wineries selling their wines within walking distance of the villa and a fourth organic Domaine still walkable. Pinet has a boulangerie, fresh market/coffee shop, a corner store, great pizza restaurant, weekly fresh market on Tuesdays, and public playgrounds including play structures, exercise equipment with free AirFit app, outdoor table tennis/ping pong, basketball, and tennis courts less than 5 minutes walk from the villa.

Nearby Pomerols is a short 5 minute drive and has a SuperU gas station and supermarket open later than most. Pomerols also offers a pharmacy and restaurants including a pizzeria and a bar/restaurant Labelvie.

Pézenas, a true jewel of the area, is less than 15 minutes away and has a famous Saturday market. Also accessible by public bus, as are many other towns.

Pinet is an excellent spot from which to explore the coastal region between Sète and Béziers. And you don't have to go far inland before you reach the High Languedoc National Park which offer stunning views and great hikes. Béziers (the oldest continually inhabited town in France), Sète (The Venice of the Languedoc) and Montpellier (ancient university town) are all easily accessible.

Marseillan Port, Village and Plage/Beach are a short car ride away and offer a variety of activities, restaurants, cafés and bars.

From Marseillan you can take a pleasure boat ride, book sea fishing trips etc.

Nearest airports:

Béziers-Cap d'Agde - 20 minutes

Montpellier - 25 minutes

Also Carcassonne, Perpignan.

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## Photos



Welcome to Villa Picpoul



Plentiful outdoor spaces



Outdoor living room



Guest house and sun lounging



More sun lounging



Outdoor grilling



Pool with steps



Garden kids zone



Double pétanque/boules court



Terrace dining access



Terrace dining for 8-12



Entry hall

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Living room seating



Living room TV watching



Dining room for 8-10



Kitchen cooking area



Kitchen dining area



Main bathroom jacuzzi



Main bathroom sink



Master bdrm King bed



Master bdrm sitting area



En suite bathroom



Bdrm2 Single beds or make a King



Bdrm3 Queen bed

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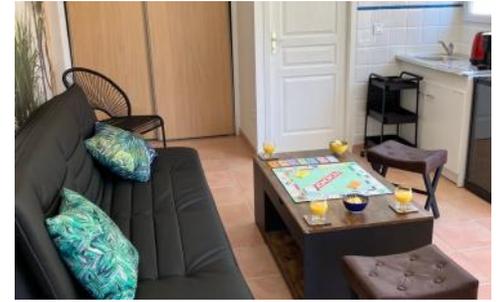
Bdrm4 Queen bed



Guest house / Game room



Guesthouse games



Guest house with bathroom



Guest house sofa-bed setup



Bring on the beach!



Entrance gates



Garage and parking