

# Villa des Potiers

**Region:** Languedoc | Pezenas

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



## Overview

An outstanding property located in the heart of ever-popular Pézenas. Just 1 minute's walk to famous Pézenas marketplace but offering very peaceful ambience. Stunning terrace overlooking long pool, grass lawn and garden. Air conditioning in all bedrooms. 4 bedrooms/3 bathrooms.

## Description

This holiday property is beautiful to look at and comfortable to live in, thanks to the impressive interior design and wide range of facilities. With 4 bedrooms, this makes the perfect place for a family or group of friends to relax. With only a 1 minute walk to the stunningly historic town centre of Pézenas, this property cannot disappoint. 350 m<sup>2</sup> two-storey modernist house created from an original maison de ville.

The main attraction of this holiday villa is the living room, where a glass wall opens over 9 metres, allowing a seamless transition to the outside terrace with wonderful views of the garden and private swimming pool below.

You enter this impressive villa on the ground floor, where you will find three large air conditioned bedrooms, each with large glass French windows overlooking and leading onto the private swimming pool and flower garden.

The master bedroom is king-sized with a dressing room and a large en-suite bathroom, complete with a stand-alone bath, separate shower and twin basins. The other two downstairs bedrooms share a large bathroom between them with a separate bath and shower. These bedrooms can be configured as twins or doubles.

The bathroom contains a washing machine and tumble drier.

The upstairs bedroom is a double and has a large en-suite bathroom with a bath with shower over and WC. This bedroom has a mobile air conditioning unit.

Separate WC.

The upstairs living level of La Villa des Potiers is open plan, spacious and light. There is a modern European kitchen, including granite work tops and an island, a dish washer, oven, hob, microwave and fridge/freezer; giving you everything you will need to make a delicious meal using produce from the local market.

The dining area holds a table with 8 chairs, and is across from the large living room offering comfortable seating and a stunning stainless steel fireplace.

Comfortable sofas and wood-burning stove.

There is Wi-Fi internet access throughout the entire villa. A TV/games room offers flatscreen TV with Freeview UK TV, a DVD player with a wide range of DVD's, as well as CD and iPod capability. There are a number of board games for friends and family to play together.

The lounge area leads out onto a large terrace complete with a seating area and table, making it a great place for al fresco dining.

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The outside area of this property is just as impressive as the inside. Despite being in a small town, the villa has a substantial lawned garden and private pool of 70m<sup>3</sup>. A garage offers private on-site parking which is very useful in a town as popular as Pézenas on Saturday market day. A security system is available.

The beautifully tiled pool is 15m x 3.5m; great for laps or just cooling off in the Mediterranean sunshine. Sun loungers and garden furniture. The landscaped area surrounding the pool features cypresses, roses, agapanthus and bamboo with no overlooking. Weber kettle BBQ, making the perfect location for an outside meal with friends.

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## Layout

4 bedrooms all with air conditioning. All bedrooms are unusually spacious.

Ground Floor:

Bedroom 1: Master with king-size bed. En suite shower, stand-alone bath, WC

Bedroom 2: Queen size bed. Opens on to pool.

Bedroom 3: King size or twins. Opens on to pool.

Family bathroom with bath, double sink, shower and WC.

First floor:

Kitchen/Dining/TV/Living area.

Bedroom 4: Double bed.

Bathroom with bath and shower over, sink, WC

Separate WC

Private swimming pool

BBQ

Garden

Wifi

UK TV

Fireplace

Games room

Private parking

1 minute walk to town centre

## More Info

There is a separate room with a washing machine and dryer.

Private garage parking.

Pool 15m x 3.5m. Chlorine. Not heatable. Can be secured if downstairs windows are closed. No vis à vis from other properties.

## Features

- Aircon
- WiFi Internet
- Satellite TV
- Easy Walk to Shops
- Winter Heating
- Golf Course Nearby
- Games Room
- Private Pool

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## Location



The villa is located within walking distance of the centre of the historic town of Pezenas, situated in a quiet road on the edge of the town. Pezenas is described in the Rough Guide as one of the most singularly beautiful towns in the French Southwest, and in addition to an important Saturday market, there are numerous events staged in the town over an extended season. While the old town with a good selection of shops and restaurants and its historic building trail is about 500m away, there is a large supermarket within 3 minutes walk.

The villa is within easy driving reach of long, sandy Mediterranean beaches (Marseillan Plage 24km) and has quick access to the A9 and A75 autoroutes, providing fast links to the many attractions abounding in the Languedoc-Roussillon and Cevennes areas. Indeed the villa is very easy to find, being within 1km of the end of the A75 autoroute, toll-free from Clermont-Ferrand except for the newly opened and spectacular Millau Viaduct. The vibrant port town of Cap d'Agde is only a 20 minute drive away.

You have your choice of airports across the South of France to reach Pezenas luxury villa France, you can :

Fly to Perpignan (1 hour drive)

Fly to Carcassonne (1 hour)

Fly to Montpellier (45 mins)

Fly to Nimes (1 hour 15 mins)

Fly to Beziers (20 mins)

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## Photos



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