

# Villa du Pic Saint Loup

**Region:** Languedoc

**Sleeps:** 5 **Bedrooms:** 3



## Overview

This stylish villa offers exceptional views over the Pic Saint Loup. This house is located walking distance to a village with all essential services. Great pool area with sunbeds. Underfloor cooling system throughout. Not suitable for small children. Saturday changeovers preferred but please enquire for other start days. Two week bookings only.

## Description

Beautiful contemporary villa with exceptional views over the Pic Saint Loup. This house is located walking distance to the village of Saint Mathieu de Trévières, however benefits from a dominating position with spectacular views and a very quiet environment surrounded by nature. The contemporary lines of its architecture seats perfectly well in the garrigues environment and beautifully designed terraced garden. The pool is surround by a wooden terrace and a very well looked after lawn, and is equipped with lounge chairs and comfortable soft furnishings and enjoys absolutely stunning unbroken views of the Pic Saint Loup. Facing the pool, a covered dining area with barbecue will be the perfect retreat for long summer evenings. Right next to it, under the trees is a pétanque field which can be lit for the evening boules games. At the back of the house you will be able to pick vegetables from the a vegetable garden and collect eggs from hens.

This 180 square meters house is arranged over two floors and is entirely equipped with a floor cooling system. The entrance of the house is at the top level, a hallway opens onto an open space where a football table is waiting for its players as well as a few other games, at the corner an office area or quiet corner opens directly onto a terrace. On this floor are located two of the bedrooms, one double and one kid bedroom with two single beds, both sharing a modern shower room. Long stairs lead down to the main floor with large open living room surrounded by large bay windows. The open kitchen with central island is right next to a rectangular dining area that can accommodate 5 people. Behind the kitchen is a utility room with laundry facilities and a corridor leading to the master bedroom suite. The south facing master bedroom benefits from direct access to the terrace and views, while having and ensuite bathroom and large cupboards.

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## Layout

Entrance level:  
Hallway leading to :  
Large open space used as a playroom or study  
Double bedroom with 160cm x 200cm bed  
Bedroom with one single bed 90cm x 190cm  
Shower room  
Separate toilet

Garden level:  
Large open living room  
Open dining area for 6 people  
Open kitchen  
Master bedroom with 160cm x 200cm bed  
En-suite bathroom with bath and shower  
Separate toilet  
Utility room with washing machine and dryer

Outdoor amenities:  
Large terrace with dining table for 10 people, 3 lounge chairs, 4 fatboy cushions and hamak. Another garden salon  
Swimming pool 10x4 meters equipped with an electrical shutter  
Summer kitchen with Plancha, electric oven and fridge  
Another outdoor dining area  
Pétanque field for boules game  
Vegetable garden  
Hens  
Parking area for a few cars, garage for two cars  
One bicycle

Equipment:  
Modern kitchen • Dolce gusto coffee, tea and chocolate machine • kettle • Fridge freezer • Dishwasher • Washing Machine • Dryer • WiFi • Floor cooling system • Smoke

## More Info

Sleeps: 5  
Nb Bedrooms: 3  
Nb bathrooms/ shower rooms: 2  
Salt water swimming pool with electric shutter 10x4 meters  
Internet wifi  
Floor cooling system  
Parking space for one car within the property

## Features

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

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detector • TV • Ironing board • Towel radiators • Hairdryers  
• Plancha • Babyfoot • Ventilators • Shutters on all  
windows • Alarm system • TV with Canal + Sport

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## Location

Local shops, including a newsagent, boulangerie, pharmacy, grocery and a Deli are just 5mins walk down the hill. It is conveniently located about 20 minutes drive to Montpellier city center and 30 mins to the beaches. The Pic Saint Loup region offers beautiful scenery for travelers interested in cycling, walking or swimming in the local rivers ; this region also produces the best wines of Occitanie. Other beautiful tourist attractions such as mountain caves, traditional Medieval villages, outdoor markets and music festivals offer plenty of things to discover.

Local shops in the village of Saint Mathieu de Treviers are walking distance  
Montpellier is less than 25 minutes drive

Beaches are about 30 minutes drive

Montpellier Airport is about 35 minutes drive



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## Photos



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