

# Vignes de Fouscaïs

**Region:** Languedoc | Fouscaïs

**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 7

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## Overview

Delightful luxury property situated in a tiny hamlet just 2km from the small town of Clermont l'Hérault in the Languedoc. Surrounded by 4 hectares of vines that belong to the property but just 300m walk from a variety of excellent shops. Spacious, eclectic, stylish. Air conditioning in all bedrooms. Suitable for people with reduced mobility. 7 bedrooms/7 en suite bathrooms. Fabulous long sandy Languedoc beaches 35 minutes. FLEXIBLE CHANGEOVERS

## Description

This is a property that could have been designed for a multi-generational family or group of friends. The Main House offers 5 substantial en suite bedrooms and the Pool House benefits from a further 2 double bedrooms.

The ambient style is unusual and eclectic with some great art on the walls which you'll love! You will also love the fact that there are numerous spots to relax around the house and garden to seek out for secluded relaxation or sun-worshipping.

The tiny hamlet of Fouscaïs is just 2km from the small town of Clermont l'Hérault but there is a good variety of excellent shops (including two big boulangeries!) 300m walk through the owner's vineyards. Just far enough to whet the appetite for an excellent breakfast of croissants, coffee and fresh juice.

The Main House features spacious living areas with lounge/dining area and the high ceilings. The kitchen area with island opens onto another pergola covered sitting area and a breakfast area overlooking the pétanque court. Cooking, chatting and conviviality are the order of the day!

In addition to the pétanque (boules) court the main lounge features a pool table and table football so there's going to be some fun competitions going on.

The pool area is very attractive with plenty of loungers around. The pool itself is very big at 17m x 7m and features a shallow end for small children and a deep end of 2.7m for bigger kids. An unusual feature of the pool is the seating all around so that you can sip a cold drink whilst actually being in the pool.

The Pool House is fully autonomous with its own kitchen/dining/sitting areas opening onto the pool terrace. This would make the perfect spot for grandparents or a second family. (Please note: no children under 7 years can sleep in the Pool House). The entire side of the pool house can be opened up like an old-fashioned Orangerie making this a truly inside/outside living experience.

The rear courtyard is grassed and makes a great spot for kids to play on.

A roof terrace completes the picture - an excellent spot for enjoying sundowners before firing up the barbecue. There is an additional shower, basin and WC just off the terrace.

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## Layout

Main House :

Ground Floor -

Huge salon with dining and comfortable seating.

Kitchen/sitting/breakfast area.

Utility room

Guest WC and sink.

Bedroom 1: Master suite. King-sized 4-poster bed. Big en suite bathroom with claw-footed bath, walk-in shower and basin. Comfy armchair in the bathroom. Dressing area. Air conditioned.

Bedroom 2: Double bed. Opens onto courtyard. En suite bathroom with walk-in shower and vasque basin. Separate WC. Air conditioned.

Upstairs -

Bedroom 3: Sofa bed. Overlooks living area. En suite bathroom with claw-footed bath, shower and double sink. Separate WC. (This room could be suitable as a 'hang-out' for older children).

Bedroom 4 : Double bed. En suite bathroom with shower, sink and WC. Views onto vineyards. Air conditioned.

Bedroom 5 : Queen-sized bed. En suite bathroom with bath, basin and WC. Air conditioned.

Pool House :

Kitchen/Dining/Sitting areas. High ceilings to assist with climate control.

Completely opens up onto terrace with easy seating.

Bedroom 6: 2 x single beds or 180 super-king sized bed.

En suite bathroom in Travertine marble with shower, basin and WC. Air conditioned.

Through double doors to

Bedroom 7 : King-sized bed with views onto pool. Large en suite bathroom with shower, bath, double sink and WC. Air conditioned.

Separate shower and WC for users of the pool.

## More Info

Parking for 5/6 cars

No children under 7 years to stay in Pool House.

All bedrooms air conditioned.

Pool House available independently out of High Season. (Please our reference CLERH102).

Pool - chlorine. Can be securely fenced off from Main House (but not Pool House).

## Features

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

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## Location

Easy walking to shops outside Clermont l'Hérault: 2 big bakeries, excellent butcher, 2 x organic stores, restaurants, good burger bar, padel court, rollerblading centre and cycle hire.

Lac de Salagou : 10 minutes drive. Offers a wide variety of watersports and activities.

Cirque de Mourèze - great walks between the Dolomitic cliffs.

Cirque de Navacelle: Fascinating geological features including a river bursting out of the cliff wall!

Beaches of Valras, Sérignan etc 40 minutes.

Béziers : Allegedly, the oldest inhabited town in France. 30 minutes.

Airports:

Béziers: 40 minutes

Carcassonne : 1 hour 20 mins

Montpellier : 50 minutes

Perpignan : 1 hour and a half.





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## Photos





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