

# Villa Perdita

**Region:** Languedoc | Assas

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



## Overview

Dream holiday villa ideal for families of 8 to 9 people. A spacious haven of 200m<sup>2</sup>, including a charming garden pavilion. 4 bedrooms in main house + 1 en suite bedroom in pavilion. Fully equipped villa with air-conditioning throughout. Situated within a private 2.4-acre estate of Mediterranean charm, featuring pine and oak trees. Entertainment options include a pétanque court, trampoline, basketball net, climbing frame/swing, a babyfoot, a ping-pong table and abundant garden furniture. Generous 10m x 5m pool. 5 bedrooms/3 bathrooms. Flexible changeover days.

## Description

Welcome to your dream holiday villa nestled in the enchanting region of Languedoc Montpellier. Ideal for families of 8 to 9 people, this spacious haven spans approximately 200m<sup>2</sup> including a charming garden pavilion. Step into the comfort of this fully equipped villa which boasts air-conditioning throughout, ensuring a delightful retreat in any season.

The heart of the villa is its expansive living room, adorned with windows on two sides that open onto a stunning terrace overlooking the inviting pool. A fireplace adds warmth to the room, while a flat-screen TV with international channels and excellent internet access caters to entertainment needs. The open, modern kitchen is a culinary delight, featuring a counter bar for casual dining or a formal dining table.

Large bay windows seamlessly connect the indoor dining area to the outside, where a gazebo with a gas BBQ awaits al fresco gatherings. On the ground floor of the main house, discover a master bedroom suite with an attached bathroom and an additional guest bedroom. Ascend to the first floor, where you will find two kids' bedrooms with mezzanines which offer a delightful retreat for younger guests : one with a trundle bed (lit gigogne) and the other with a single bed and a mezzanine mattress, these two bedrooms share a shower room.

Adjacent to the main house, a 50m<sup>2</sup> garden pavilion provides another bedroom suite with a shower room, ensuring ample space and privacy. Additionally, a spacious TV room with comfortable sofa bed, an indoor bicycle and a babyfoot offer a perfect escape for games or relaxation.

Surrounded by the pristine beauty of nature, the villa rests on a private 2.4-acre estate with Mediterranean charm, featuring pine and oak trees. Entertainment options abound within the property, including a pétanque court, trampoline, basketball net, climbing frame/swing, a babyfoot, a ping-pong table and abundant garden furniture.

The highlight of the outdoor oasis is the generous 10m x 5m pool, reaching depths from 1.4 to 2.4 meters. Perfect for swimming enthusiasts and those who relish a refreshing plunge, the pool's temperature in the summer soars to a comfortable 28 degrees Celsius.

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## Layout

Entrance level:  
living room with fireplace and flat screen TV  
Separate toilet  
Dining area for 8 persons  
Open kitchen  
Laundry room  
Master bedroom (160x200cm bed) with en-suite bathroom and dressing room  
Double bedroom (160x200cm bed)

First floor:  
2 Kids bedroom with 90x190cm beds and extra mattresses  
Shower room  
Desk area  
Separate toilet

Garden pavilion:  
One double bedroom with ensuite shower room  
One TV room with double sofa bed indoor bicycle

## More Info

Sleeps: 9 to 10  
No. of Bedrooms: 5  
Total surface: 212 m2  
No. of Bathrooms/ Shower Rooms: 3  
Swimming pool: 10x5 meters  
Internet wifi  
Fully equipped with air conditioning  
Parking space within the property  
Outdoor amenities:  
Terrace with dining table for 8 to 10 people  
Gas barbecue  
Swimming pool 10 x 5 meters  
Sun loungers  
Other garden furniture  
Petanque court  
Ping Pong table  
Babyfoot  
Trampoline  
Basketball net  
Climbing frame/swing  
Parking area

Equipment:  
Fireplace • Flat screen TV • Modern kitchen • Nespresso coffee machine • Kettle • Microwaves • Oven • Fridge • Freezer • Dishwasher • Washing Machine • Fibre WiFi with starlink • Air conditioning • Smoke detector • two Télévisions • Towel radiators • Hair dryers • Fire extinguisher • Safe • Baby travel cot • baby high chair • extra mattress available • Indoor bicycle • Babyfoot • PS4

## Features

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

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## Location

Adding to the allure of this idyllic escape is its proximity to the picturesque village of Assas, just a short walk away. Immerse yourself in the charm of Assas with its 18th-century castle and local shops.

The villa is conveniently located –

30 minutes from the beaches,

25 minutes from the airport,

30 minutes from the heart of Montpellier.

Easy access to the motorway, just 20 minutes away, opens the door to exploring the landmarks of the Occitan and Provence regions. Embrace the perfect blend of relaxation, recreation, and cultural exploration in this extraordinary Languedoc Montpellier holiday villa.





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## Photos



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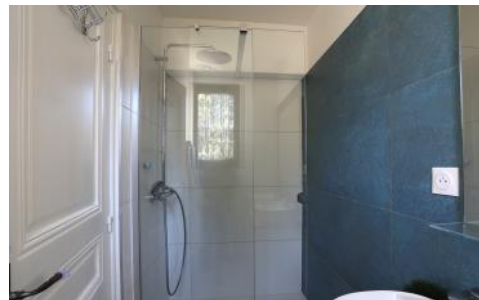


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