

# Villa Essence du Maroc

**Region:** Languedoc | Magellan

**Sleeps:** 10 **Bedrooms:** 4 **Bathrooms:** 3



## Overview

A villa to tick all your boxes. High quality finishing and largely renovated in 2024. Spacious interiors, terrace with barbecues and large garden sloping to pool area. Walking distance to all amenities in the popular village of Magalas. Air conditioning throughout. 4 bedrooms /3 bathrooms. Sleeps up to 10 guests.

## Description

Villa Essence de Maroc offers high quality living in a popular village. Located within easy walking distance of bars, restaurants etc, the villa nevertheless offers a tranquil and secluded aspect with no overlooking. 250m<sup>2</sup> of living accommodation and a completely enclosed garden of 4000m<sup>2</sup>. Located by a river on the outskirts of a village with all amenities.

Video entry security.

### GROUND FLOOR

Open plan kitchen, brand new for 2025, with large central island. Fully equipped with American style fridge freezer, a double oven, 5 gas hobs, a microwave, dishwasher, coffee machine and all usual kitchen equipment. There is also a separate wood-fired pizza and bread oven if you are feeling particularly culinary! Views over the garden and pool area, doors to terrace.

Utility/laundry room with washing machine, tumble drier and a small kitchen area.

There is a spacious dining area with a large table and 10 chairs and a lounge of around 53m<sup>2</sup> with a large L-shaped sofa to seat 8, a TV with satellite channels and Wifi internet. Doors to terrace.

On this floor are 3 bedrooms:

Bedroom 1 and 2 share a shower room. Bedroom 2 can be accessed only via Bedroom 1 or an exterior door to the side terrace, meaning that the occupants of this room must traverse Bedroom 1 in order to use the bathroom. These two bedrooms would be suitable for parents and their children.

Each room has 3 single beds making a total of 6 single beds or 2 beds can be put together to make a double. This makes one room with 3 single beds and the connecting room with a double and a single bed.

Bedroom 3 has a double bed and ensuite bathroom with WC.

2 separate WCs

### FIRST FLOOR

Bedroom 4 is a large bedroom suite of 60m<sup>2</sup> with a double bed of 160cm and a fabulous bathroom with shower, bath, double basins and a separate WC. Lovely little terrace with views over the lower terrace, the garden, pool and the village of Magalas. A great spot to eat your breakfast!

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## OUTSIDE AREA

Spacious terrace outside the kitchen and living area of 90m<sup>2</sup> with dining and seating furniture, partly covered and partly open. Here you will find a dining table for 10 people and additional comfortable seating.

Large gas Weber BBQ and also a charcoal barbecue for those who prefer the traditional approach.

A rustic, gravel path leads down to the garden and swimming pool which has a fence and gate for security.

Private swimming pool with a pool terrace and sunbeds, summer kitchen with fridge and oven, an arbour and a solar shower.

In the summer, you will find a pavillon in the garden offering another spot for relaxation on mattresses in the shade.

There is a table tennis table and a swing. There is also a pond with koi carp (netted for safety).

The garden is very large and lush with an abundance of flowers, trees and shrubs as the owner is a keen gardener. There are therefore plenty of shady places to relax in or even to dine. Lights illuminate the garden at night and also the pool area.

Beyond this is a gate which leads to the little river which has trout in it.

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## Layout

Kitchen - open plan, full equipped with fridge freezer, double oven and 5 gas hobs, bread oven.

Utility/laundry room - washing machine, tumble drier, small kitchen area

Dining area - large table and 10 chairs

Lounge - Large sofa, TV with satellite channels, Wifi internet

4 Bedrooms - two with double beds, one with 3 singles and the 4th with either 3 singles or a double and a single.

The Master bedroom has a king-sized bed, its own terrace and en suite bathroom.

The second bedroom has a king-sized bed and opens onto the terrace.

Bathrooms - 3 bathrooms and 2 separate WCs

## More Info

Lovely Welcome Basket to greet you on arrival.

Pool kidney-shaped 9.5m x 7m. Chlorine. Not heated.

Gated and secured.

Poolside solar shower.

Pool cleaner comes three times per week

Gardener visits twice a week

Secure parking for 1 car, and easy street parking for 3 more.

Suitable for people with reduced mobility. There are three bedrooms on the ground floor and access to the pool area can be found to the side of the house. This is still quite steep and gravelled but there are no steps.

Small dogs accepted. Fully fenced garden.

Visited by one of our team - very highly recommended.

## Features

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

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## Location



The villa is located on a quiet residential road on the edge of the beautiful village of Magalas. Set amongst the Languedoc vineyards, between the mountains and the sea.

The village has all essentials and it is just a 15 minute walk into the centre for shops and restaurants. There is a new and completely different restaurant in the village called O Bontemps, located behind the church. Exciting food, theatrical presentation, plenty of space and a real joy to eat in with young dynamic staff. A whole dining experience of pleasure!

Market on Wednesday mornings.

There is a further selection of larger supermarkets and restaurants in neighbouring villages.

The pretty little seaside resort of Valras Plage with its fine sandy beaches, seafront restaurants, harbour and sporting activities is only 20-25 minutes drive.

The villa provides an ideal base for exploring the delights of the surrounding area. (Mediterranean beaches 30 mins, Black Mountains 20 mins, and Golf course 15 mins). 10 minutes from the medieval town of Beziers.

Beautiful, child friendly Mediterranean beaches (Valras, Serignan, Vendres) all within a 25 minute drive.

Golf, tennis, rafting, fishing, horse riding, swimming, water sports, hiking and mountain biking are some of the activities on offer in the area.

Beziers (15 minutes) has perhaps the best flower market in the whole of the south on Fridays in the beautiful tree-lined main boulevard.

The Canal du Midi links the Atlantic with the Mediterranean and has miles of flat walks along the shady tow-paths. Easy access to mountains, lakes and gorges for hiking and swimming.

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Carcassonne castle is well worth a visit, especially on jousting days!

Renaissance Pezenas is just 25 minutes away, with its winding cobbled stone streets housing Antique Shops and Art Galleries. The Saturday Market is a must for holiday makers, and there are many pavement cafes plus a huge choice of restaurants.

Cap d'Agde (35 minutes) has further beaches and water sports, boat trips, beautiful harbour, golf, casino, fashionable shopping, nightclubs, waterfront restaurants, several childrens theme parks and a fabulous water park (Aqualand).

Budget airlines fly regularly to Beziers, Montpellier, Perpignan and Carcassonne, all within 30-60 minutes. Spain, Andorra and the Pyrenees are within easy reach and the area is surrounded with the vineyards of the Herault.

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## Photos



Villa from lower garden



Summer kitchen by pool



Top terrace



Top terrace



# Villa Essence du Maroc

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Lounge



Dining and lounge



Table set for fine dining!



Kitchen and dining area



Kitchen



Top double bedroom with ensuite and terrace



Double bedroom on ground floor



Shower room



Shower room



Ensuite bathroom to top bedroom

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Tea on front terrace



Front entrance



Large garden



Garden



Shady eating area by pool



Front of villa



Solar shower by pool



Beziers, 15 minutes away



Puissalicon, the next village



Carcassonne, a bit over an hour away