

# Villa Picpoul

**Region:** Languedoc | Pinet

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

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## Overview

The perfect holiday villa for your next stay in the south of France! Located in the village of Pinet famous for its Picpoul de Pinet white wines, just 15 minutes from the beach. 4 bedrooms/2 bathrooms in the main house + extra sofa bed, bathroom and kitchenette in guest house. Ideal for teenagers or grandparents. Main house all on one level. Fully air conditioned. Walking distance to 3 wineries/domaines, shops and weekly market. Pets welcome.

## Description

This villa will tick pretty much everyone's boxes. In perfect condition and steps away from the local village amenities Villa Picpoul offers a beautiful pool, a quiet village location and reversible air conditioning throughout.

From the quiet residential road, enter via an electronic gate with video security and park on the drive or in the immaculate garage. Up steps to the main entrance to find a very spacious living/dining area. Separate, fully-equipped kitchen. Smart TV. Working wood-burning fireplace in season, and underfloor heating for the winter months. Electronic shutters throughout. Lots of secure parking.

Main house is 4 bedrooms, one of which is en suite. Separate family bathroom with jacuzzi and separate guest WC.

The salon opens up completely to the pool area and you will find loungers and parasols to while away the summer days. Covered terrace dining expands for up to 12 people for a leisurely alfresco French meal and conversation. The pool has Roman steps and is prettily tiled.

Across from the pool is the games room/guest house which offers a high-quality sofa bed, table football, a kitchenette area with sink and fridge, and a full bathroom. Ideal for teenagers or as a grand-parental suite. Marseillan Port (sometimes known as 'The Next St Tropez') is less than 10 minutes away with wonderful restaurants and an amazing activities park at Parc de Jeux de Tabarka on the water. The beach at Marseillan Plage is 15 minutes from the villa.

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## Layout

All rooms air conditioned. Bedroom 4 has a mobile A/C unit.

Main House:

Bedroom 1: Master bedroom with King-sized bed, opens onto pool area. Dressing room, en suite shower with jets, basin and WC.

Bedroom 2: King-sized, or can be split to 2 singles.

Bedroom 3: Queen-sized bed.

Bedroom 4: Queen-sized bed.

Family bathroom with triangular jacuzzi bath and waterjets, shower cubicle with jets, basin.

Separate WC.

Interior access down to garage.

Guest House:

Mobile A/C unit.

High quality sofa bed, kitchenette and bathroom with shower and jets, basin and WC.

## More Info

Pool, alarm and safety cover for children, 5m x 9m. Roman steps. Chlorine. Not heated.

Pets accepted. Small to medium-sized dogs only. Should the pet be left alone in the property at any time then they must be crated. No pets on the beds or furniture, please.

Private parking inside property for 4/5 cars + extended garage.

Large play area for children at rear of villa. (Not yet landscaped).

Air conditioning throughout main house

Underfloor heating throughout main house

Guest house has mobile air conditioning unit and space heater.

Kitchen: Gas cooker, double sink, oven, dishwasher, fridge/freezer, microwave. Additional fridge/freezer in garage. Table and chairs.

Outdoor dining for up to 12 people, Indoor dining for up to 10, OK 12 if you squeeze a bit

Internet

Easy walk to shops (<15 mins)

Un-overlooked pool

Pets allowed on request

Private pool

Lots of private secure parking

Short walk to public tennis, basketball, and playgrounds including exercise equipment

Golf nearby

Watersports nearby

Activity park nearby (Tabarka at Marseillan port) with zipline, skate park, bike park, children's play structures, BBQ grills, etc.

Family friendly

Terraces

Games Room/Guest House

## Features

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

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Woodburning fireplace in season

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## Location

The Pinet region is famous for its white wine which goes splendidly well with fish and Mediterranean foods (yes, there is red wine too). The village is consequently surrounded by vineyards and there are three Domaines/Wineries selling their wines within walking distance of the villa. Pinet has a boulangerie, fresh market/coffee shop, a corner store, great pizza restaurant, weekly fresh market on Tuesdays, and public playgrounds including play structures, exercise equipment with free AirFit app, table tennis/ping pong, basketball, and tennis courts less than 5 minutes walk from the villa.

Nearby Pomerols is a short 5 minute drive and has a SuperU gas station and supermarket open later than most. Pomerols also offers restaurants including a pizzeria.

Pézenas, a true jewel of the area, is less than 15 minutes away and has a famous Saturday market. Also accessible by public bus, as are many other towns.

Pinet is an excellent spot from which to explore the coastal region between Sète and Béziers. And you don't have to go far inland before you reach the High Languedoc National Park which offer stunning views and great hikes. Béziers (the oldest continually inhabited town in France), Sète (The Venice of the Languedoc) and Montpellier (ancient university town) are all easily accessible.

Marseillan Port, Village and Plage are a short car ride away and offer a variety of activities, restaurants, cafés and bars.

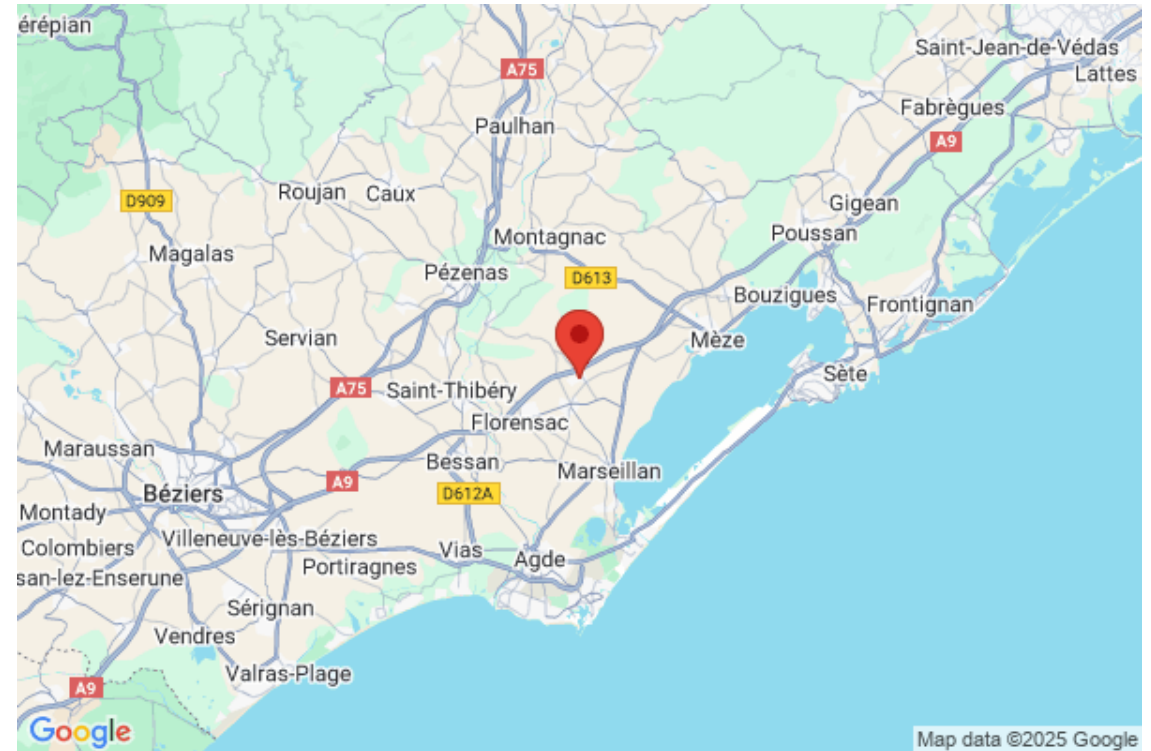
From Marseillan you can take a pleasure boat ride, book sea fishing trips etc.

Nearest airports:

Béziers-Cap d'Agde - 20 minutes

Montpellier - 25 minutes

Also Carcassonne, Perpignan.



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## Photos



Plentiful outdoor spaces



Welcome to Villa Picpoul



Guest house and sun lounging



More sun lounging



Outdoor grilling



Pool with steps



Pool safety cover for children



Outdoor living room



Terrace dining access



Terrace dining for 8-12



Entry hall



Living room seating

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Living room TV watching



Dining room



Kitchen cooking area



Kitchen dining area



Main bathroom jacuzzi



Main bathroom sink



Master bdrm King bed



Master bdrm sitting area



En suite bathroom



Bdrm2 Single beds



Bdrm3 Queen bed



Bdrm4 Queen bed

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Guest house / Game room



Guest house with bathroom



Guest house sofa-bed setup



Entrance gates



Garage and parking