

# Villa Mauresque

**Region:** Languedoc | Aiguelongue

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 6



## Overview

Stunning villa nestled on the picturesque hill of Aiguelongue, just north of Montpellier. Charming property ideally located within walking distance of local shops and restaurants, and just a short drive from the golden beaches, Montpellier city centre and the airport. Meticulously maintained garden of 2000m<sup>2</sup> with saltwater swimming pool. Fully air conditioned. 6 bedrooms/6 bathrooms.

## Description

Welcome to Villa Mauresque, a stunning villa nestled on the picturesque hill of Aiguelongue, just north of Montpellier. This charming property is ideally located within walking distance of local shops and restaurants, and just a short drive from the golden beaches, Montpellier city centre, and the airport.

Spanning an impressive 280m<sup>2</sup> over three floors, Villa Mauresque offers luxurious accommodation with six bedrooms and six bathrooms. The spacious and elegantly decorated living room opens onto a terrace that overlooks the meticulously maintained garden and the inviting saltwater swimming pool. The garden is a tranquil oasis, covering 2000m<sup>2</sup> and providing ample space for fun and relaxation.

The entrance level greets you with a stylish hallway leading to the main living area, complete with a dining area, cozy seating around a fireplace, and a TV corner. Expansive bay windows flood the space with natural light and provide seamless access to the terrace, where a dining table awaits for alfresco meals with a view. Adjacent to the living room, the fully equipped kitchen features a central island and also opens onto the terrace through wide sliding windows, ensuring that cooking and socializing are a breeze.

This floor is also home to the master bedroom, featuring an extra-large bed (200cm x 200cm bed) and an ensuite bathroom with both a bath and a shower. A smaller double bedroom (140cm x 200cm bed) with a separate bathroom is also located on this floor.

The first floor has three single bedrooms, some of which have an extra single bed; each of these bedrooms has a private shower room. A central playroom and seating area connect these bedrooms and lead to a charming terrace, perfect for enjoying the serene surroundings.

The lower level of the villa offers another double bedroom with a spacious private shower room and a cozy seating room that opens onto a covered terrace. Here, you will find another dining table, ideal for enjoying meals in the shade.

The expansive garden is a haven for those seeking peace and relaxation. Under the shade of a majestic oak tree, a barbecue corner with a dining table provides the perfect spot for memorable alfresco dinners. For entertainment, Villa Ibiza features a brand-new pétanque court, a basketball net, and a ping-pong table, ensuring fun for all ages.

With ample parking space within the property and a Tesla car charger, Villa Mauresque combines luxury, convenience, and entertainment. Fully air-conditioned and equipped with everything you need for a perfect holiday, this villa is the ultimate retreat in the south of France. Whether you are lounging by the

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pool, exploring the local shops and restaurants, or enjoying the many on-site activities, Villa Mauresque promises an unforgettable stay.

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## Layout

Sleeps: 10

No. of Bedrooms: 6. No of Bathrooms: 6

Entrance level:

Living room with fireplace and flat screen TV

Dining area for 10 persons

Open kitchen

Master bedroom (200cm x 200cm bed) with en-suite bathroom

Double bedroom (140cm x 200cm bed)

Separate toilet

First floor:

3 Kids bedrooms with 90cm x 190cm beds and extra beds upon request

3 en-suite shower rooms

Separate bathroom

Central play area with seating room and desk

Terrace

Lower level:

One double bedroom

Shower room

Seating room with access to the pool terrace

## More Info

Total surface: 280 m2

Swimming pool: 11m x 5m

Internet wifi

Fully equipped with air conditioning

4 Parking spaces within the property

House linen included and beds ready upon arrival

End of stay cleaning included in every booking

(Extra cot bed and baby bath available upon request)

Guests are welcomed personally at the property

Welcome hamper upon arrival

The entrance level is accessed via one step and is therefore not suitable for disabled people.

Outdoor amenities:

Terrace with dining table for 10 people

Gaz barbecue

Swimming pool

Plenty of Sun loungers

Other garden furniture

Petanque court

Ping Pong table

Basketball net

Parking area

Equipment:

Fireplace • Flat screen TV • Modern kitchen • Nespresso coffee machine • Kettle • Microwaves • Oven •

Fridge • Freezer • Dishwasher • Washing Machine • Dryer

• Fibre WiFi • Air conditioning • Smoke detector •

Télévision • Towel radiators • Hair dryers • extra single

beds available • Gaz Barbecue

## Features

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

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## Location



Local Area:

Aiguelongue showing area is 5 minutes walk : with bakery, grocery shop, Deli, Café, Pizzeria, Restaurant, Excellent wine merchant, Pharmacy, Hair dresser, Tennis courts

Montpellier city center is 15 minutes drive

Beaches are about 20 minutes drive

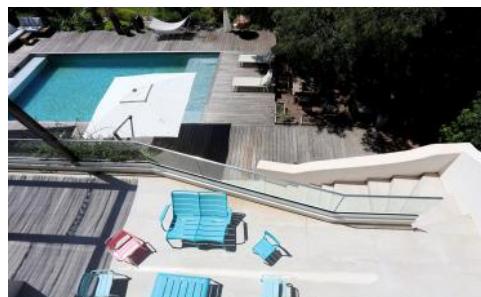
Montpellier Airport is about 20 minutes drive

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## Photos



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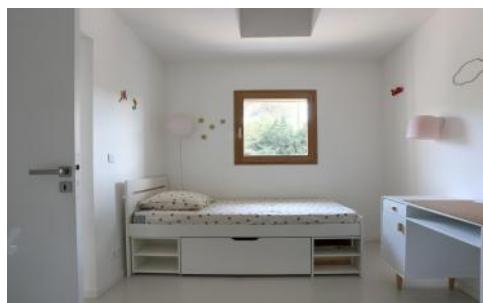
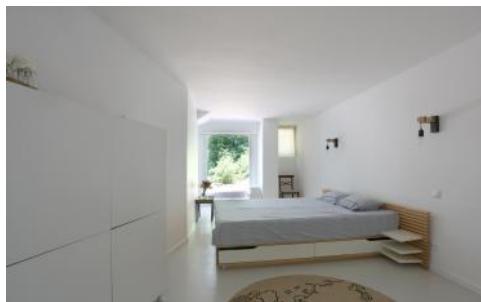


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