

# Bastide Bellegarde

**Region:** France **Sleeps:** 12

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## Overview

Bastide Bellegarde is an impressive manor house in the Languedoc countryside, which has been transformed into a modern villa with a private pool as well as stunning views of the surrounding vineyards and Pyrénées mountains.

While the ivy-covered façade is pretty and picturesque, the interior is contemporary and sleek. The modern kitchen is designed for easy entertaining and the spacious living and dining areas are modern and bright. With six bedrooms and four attractive bathrooms (three are en-suite) over two floors, there is room for 12 to sleep in comfort.

The large pool is fenced and has natural shade with plenty of deck chairs for the whole family as well as as a lovely terrace for al-fresco dining.

This villa in Languedoc is in the middle of Cathar Country with its medieval castles and only 40km from the famed Canal du Midi in Carcassonne or 100km to the Mediterranean coast at Gruissan. If you'd like to stay closer to home visit the village of Belveze-du-Razes (3km). Weekly markets at Limoux (20km), Mirepoix (20km), Carcassonne or Castelnaudary (30km), famous for its Cassoulet, are a must, as is a visit to a vineyard for a wine tasting.

Bastide Bellegarde is near Carcassonne (30km) and Toulouse airports (100km), as well as 20km from the railway station at Limoux.

## Facilities

Cots (Cribs) • Great Value • Rural Location • Indoor Games • Chef/Cook Available • DVD • Air-Con • Wi-Fi/Internet • Modern • Board games • Private Pool • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for



Kids • Stair gates • Ideal for Teens • Ideal for Parties • Ground Floor Bed & Bath • Heating • High Chair(s) • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

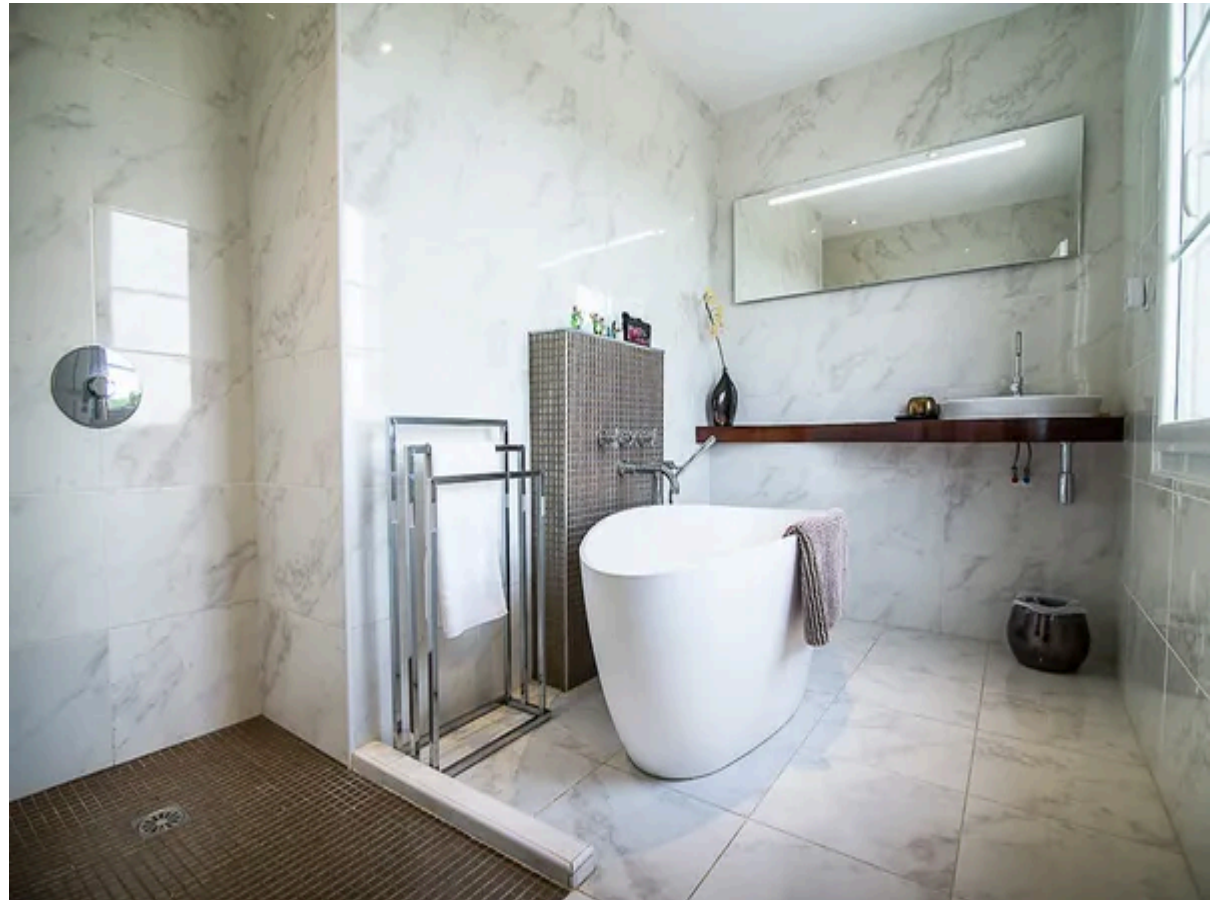
## Interior & Grounds

The house comprises six bedrooms, four bathrooms (three en-suite), a large double living-room and dining room and spacious kitchen.

On the ground floor there are two double bedrooms with en-suite bathrooms and their own terrace. There is an open kitchen with a traditional six hotplates range cooker, dishwasher, microwave, and an American fridge serving crushed ice and water. The lounge area is spacious with flat screen TV, sound system, free fast Wi-Fi and comfortable seating. The dining room is modern with views across the garden. The terrace is accessible via three double doors.

The first floor offers two large double bedrooms with queen size beds and two twin bedrooms (which can be converted into double beds), one en-suite bathroom with large double shower and one bathroom with contemporary standing bath and walk-in shower. Views across the country, vineyards and mountains from all the bedrooms.

Facilities include: 10x5m pool, air-conditioning, Wi-Fi, heating, washing machine, board games and BBQ.



# Location & Local Information

Bastide Bellegarde is situated in the heart of the Cathare country, 30km south of Carcassonne, 100km from Toulouse and 100km from the Mediterranean coast.

The nearest village is Belveze-du-Razes (3 m) which has a small grocery store, bakery, butchers, pharmacy and a pizzeria that opens in the summer. The nearest large supermarket is either Limoux (20km) or you can head to ones in Toulouse or Carcassonne on your way from the airport.

One of the largest local markets is in Carcassonne, held on Tuesday, Thursday and Saturday mornings at Place Carnot in the town centre. Visit Limoux on a Friday for more fresh local produce and the Monday morning market in Mirepoix comes highly recommended by the owner.

Pro tip: look out for the 'Pays Cathare' quality mark, which identifies a range of quality products and services offered by local people in the Aude.

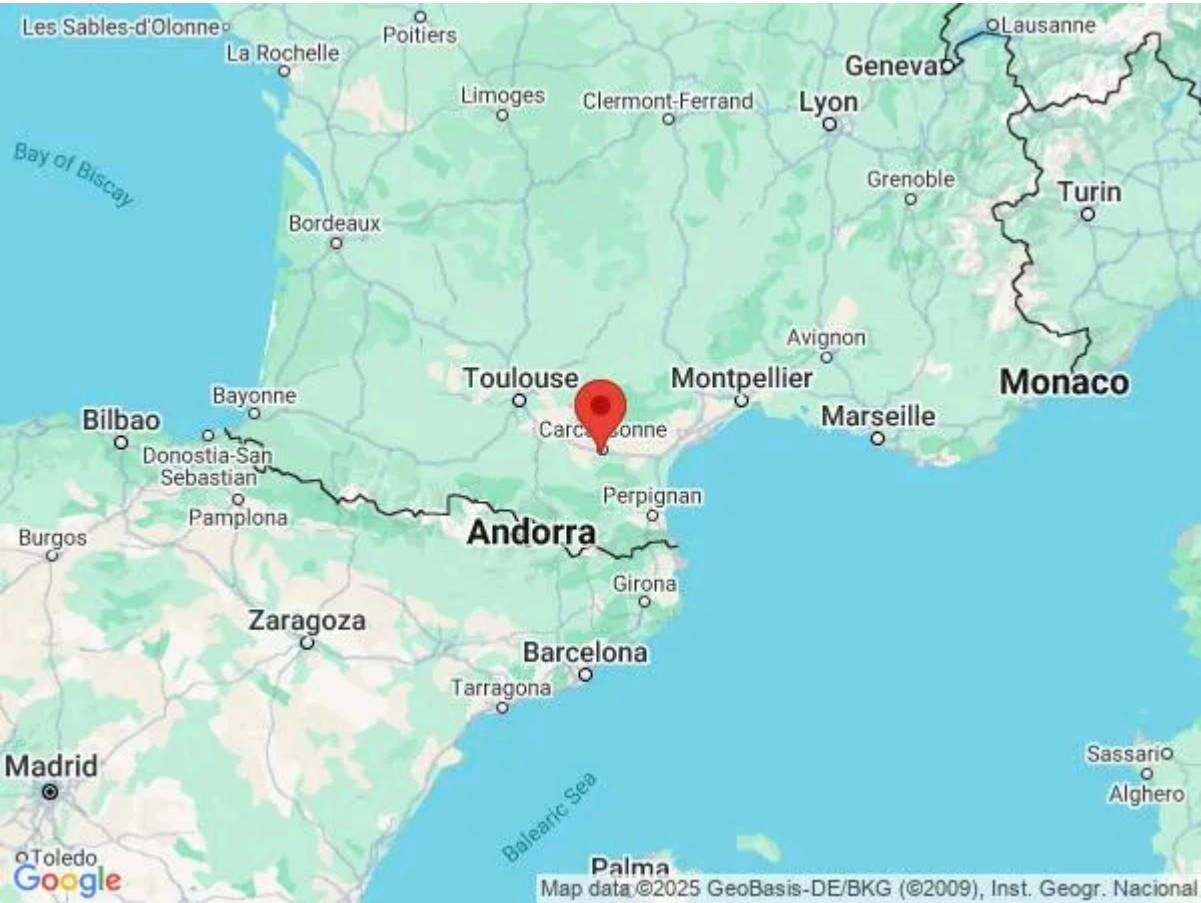
There are some fantastic activities in the area such as tennis just a few minutes drive away and golf near Carcassonne. Those who love adventure will appreciate horse-riding (16km), rafting, canyoning, rock climbing and caving (60km) and quad biking towards the coast (90km). Of the 3,000km of designated hiking paths in the Aude, the 200km Cathar Trail, which runs from the Mediterranean to the Pyrénées, is highly recommended.

Guests can enjoy exceptional architecture in the local area, with several medieval castles in Cathar Country. Catharism was a religious dissident sect developed in 13th century Languedoc. It was fought against in the Albigensian Crusade (1209) and eradicated in the 14th century, but castles such as those in Peyrepertuse, Quéribus and Villerouge still exist.

The Aude boasts two UNESCO listed landmarks: the fortified city of Carcassonne and the 100 km section of the Canal du Midi. Hire a boat and enjoy a slow journey down the Canal du Midi to the local town. The greenery provides a beautiful backdrop to the birds and wildlife.

The Carcassonne Festival, held each summer, brings together over 100 performances, including opera, dance, theatre and music, most of which you can watch free of charge. For music lovers, Fugue en Aude Romane spans two weeks in July and involves a series of concerts held in abbeys.

The Languedoc is one of France's sunniest areas, with fine sandy beaches and seaside resorts including: Narbonne-Plage, La Palme and Port La Nouvelle, both around ninety minutes by car. The coastline of Narbonne is one of the best windsurfing spots in the world and offers excellent conditions for kite surfers and kite flying.



## Local Amenities

Nearest Airport	Carcassonne/Toulouse-Blagnac (30km/100km)
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Nearest Ferry Port	Narbonne (91-100 km)
Nearest Village	Belveze du Razes (3km)
Nearest Town/City	Limoux (20km)
Nearest Restaurant	Pizzeria Le Rol (summer only) (3km)
Nearest Bar/Pub	Domaine Gayda (10 km)
Nearest Beach	Gruissan (100 km)
Nearest Golf	Domaine d'Auriac, Carcassonne (26-30 km)
Nearest Train Station	Limoux (20km)
Nearest Shop	Grocery/Bakery/Butchers (3km)
Nearest Supermarket	Limoux (20km)
Nearest Tennis	(3km)

## What we love

- Dine al fresco on the terrace or pool-side—there's plenty of shade and great views of the vineyards and sunflower fields.
- The bathrooms have stunning contemporary features like an open double shower and oval soaking tub.
- This stylish villa is great value for the South of France.
- A complimentary bottle of *Blanquette de Limoux* and plenty of tips and brochures about the region are provide on arrival

## What you should know...

- In this charming rural area, the nearest village is 3 km away.
- The region can be quite breezy, but that's a plus during the summer.
- The local Pizzeria 'Le Rol', open in the summer, isn't much to look at, but for both dining-in and takeaways, it's amazingly yummy

# Terms & Conditions

- **Security deposit:** £800 charged to clients' credit card prior to arrival and refunded approximately 14 days after departure subject to full inspection.
- **Arrival time:** 4pm onwards.
- **Departure time:** 9am.
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes, including pool towels and mid-stay change for 2-week stays
- **Pets welcome?:** No pets allowed.
- **Other Ts and Cs:** The lead booker is kindly asked to provide a scanned copy of their passport upon booking. A cot and a highchair are provided for one infant in addition to the maximum capacity of 12 guests. Additional babies are welcome, however additional cots and highchairs will not be provided. Please note: the maximum number of guests must not be exceeded and the owner and/or caretaker reserves the right to refuse access to any guest(s) not on the initial booking.
- **Changeover day:** Saturday in high season. Flexible during other periods.
- **End of stay cleaning available?:** Yes, however, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit (a minimum charge of £80 applies). Please refer to the house book for full details of minimum requirements.
- **Smoking Allowed?:** No smoking in the property.
- **Insurance:** It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- **Minimum stay:** 7 nights.