

# Villa Yucca

Region: Languedoc    Sleeps: 12

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## Overview

Close to the heart of Pézenas, this joyful and modern villa is all about spending quality time with loved ones whilst being a short stroll from one of southern France's most exquisite towns.

All on one level, this family home is bright and spacious with its living-dining space, wonderfully equipped kitchen and four attractive bedrooms for up to eight guests. A delightful adjoining apartment annexe with its own living area offers a further two bedrooms and is also included when booking the higher rate.

Relax in the main villa by the large TV with Netflix, Amazon and Freeview, enjoy laidback meals together or step outside onto the wrap-around decked terrace with a lovely outlook to the picturesque front garden with splashes of summer colour and space for children to play.

Through the smart and contemporary kitchen, doors lead out to an al-fresco terrace, perfect for lazy long lunches or summer barbecues. A safety gate then takes you to the glorious swimming pool with a splash area that youngsters may especially enjoy, surrounded by poolside loungers and impressive palms.

Villa Yucca also benefits from a fantastic position, just on the edge of Pézenas with a *boulangerie* and supermarket within a short walk and restaurants close by. Wander into the historic heart of Pézenas, under 2km away, and be amazed by the town's beauty, charm and heritage. Explore the medieval lanes, visit the 14th century market and peruse little shops before finding a characterful café or restaurant. If you are staying in July or August then look out for the vibrant night markets on a Friday evening with live music, good local food and wine.



There is plenty more to discover across this beguiling region whether its idyllic wine villages and Languedoc vineyards or the sandy shores and family attractions of the Mediterranean coastline. Hire boats on the Canal du Midi, canoe along the River Orb, devour oysters by the Étang de Thau or spend time soaking up the ambience in nearby Béziers.

Then there's Carcassonne and Saint-Guilhem-le-Désert, perhaps also Montpellier. Not to mention the Minervois villages of Aigne and Minerve, just perfect for yet more walking, wine-tasting and adventure across this captivating and diverse part of southern France.

## Facilities

Cycling • Tennis Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Horse Riding • Golf Nearby • Air-Con • Wine Tasting • Walking/Hiking Paths • Cots (Cribs) • Great Value • Walk to Village • Maid Service Available • Private Pool • Modern • Pre-Stocked Fridge Available • Catering Available • Babysitting Available • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Smart TV • Working Fireplace/Woodburner • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

- 1) Main Villa Only – 4 bedrooms (8-person price)
- 2) Main Villa and Annexe – 6 bedrooms (12-person price)

## Main Villa Interiors

### Ground Floor

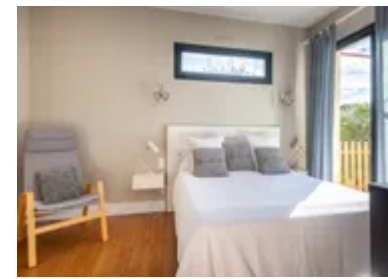
- Open-plan living and dining area with fireplace and doors leading to terrace and front garden
- Open-plan kitchen, well-equipped including two fridges and doors leading to terrace and pool area (via one step)
- Master bedroom with double bed (180cm), air-conditioning, dressing room and en suite bathroom with shower. Doors lead to terrace and front garden
- Bedroom with double bed (160cm) and air-conditioning. Doors lead to terrace and front garden
- Bathroom with shower
- Bedroom with twin/double bed (180cm or 90cm each) and air-conditioning. Doors looking out to pool area
- Bedroom with twin beds (90cm each) and air-conditioning. Doors looking out to pool area
- Guest WC

## Separate Annexe Interiors

- Living area
- Small kitchenette (for tea/coffee etc)
- Bedroom with double bed
- Bedroom with twin bed
- Bathroom with shower

## Outside Grounds

- Swimming pool (7x4m, depth: 0.7-1.6m) with splash area (1.5m long) and fence. Open approximately mid-May to mid-September (early May/late September opening on request only subject to extra charge)
- Poolside terrace
- Al-fresco dining area
- Barbecue
- Garden



- Parking area (up to 4 cars, via easy steps from villa)
- Secure gate

### **Facilities**

- Wi-Fi (main house only)
- Air-conditioning (bedrooms in main house only)
- Fireplace
- Smart TV with UK Freeview, Netflix and Amazon



## Location & Local Information

Villa Yucca is just on the edge of one of Hérault's most enchanting towns, Pézenas, and close to so much of the captivating Languedoc region.

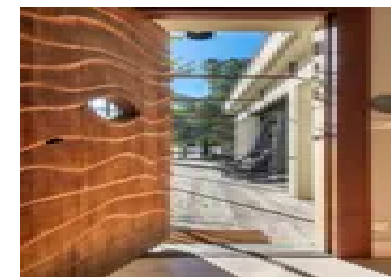
In a partly residential area on the edge of town, wander down the little lane and the nearest bakery and supermarkets are just a five to ten minute stroll away. There are also places to eat within the local area or continue on to the heart of Pézenas, about 2km away, and dine in one of the many excellent restaurants without having to drive home.

Pézenas is a jewel of southern France, well-known for its associations with Molière but also for its historic Saturday morning market which dates back to the 14th century and is one of the best markets in the region. The architecture is also so impressive, not just the medieval lanes but also the 16th to 18th century *maisons*, and it's a joy to explore the town's little antique shops and galleries.

Stop off for a coffee or ice-cream, pick up some local delicacies from a patisserie or just soak up the ambience with a glass of local wine in one of the many cafes. If staying in July and August then check to see if 'Les Estivales' is taking place on a Friday evening – an atmospheric festival when Pézenas comes alive with street-food, live entertainment and lots of wine.

Wine-lovers will no doubt be keen to visit some of the wonderful wineries and vineyards that can be found close by as well as a wealth of characterful wine villages also waiting to be explored. Or perhaps you would rather enjoy a glass of chilled white wine in Mèze (22km) accompanied by fresh oysters from the Étang de Thau.

The beaches of the Mediterranean around Cap d'Agde and Marseillan Plage (25km) are around half an hour by car or head to the lovely town of Sète (42km) for more sandy shores. Along this coastline you will find beautiful stretches of beach, watersports and other family attractions such as waterparks, theme parks and sporting



activities.

Lac du Salagou (34km) is an attractive area to visit with picturesque walking paths, mountain biking, lakeside spots for picnics as well as kayaking, canoeing, wind-surfing and paddle-boarding. There are further opportunities to canoe or kayak in Cessenon-sur-Orb (40km) or in the vibrant town of Béziers (25km), also a great place to spend some time.

Admire yet more glorious scenery by hiring a boat along the Canal du Midi, about half an hour away, where there are also plenty of cycling and walking opportunities. Golf-lovers only need to travel 14km to the 18-hole Golf Saint Thomas.

For even more spectacular days out, visit two of the many UNESCO World Heritage sites across southern France including Carcassonne (100km) and Saint-Guilhem-le-Désert (45km), also known as one of France's 'Plus Beaux Villages'.

Local Amenities

Nearest Airport	Béziers (25km)
Nearest Airport 2	Montpellier (60km)
Nearest Airport 3	Carcassonne (107km)
Nearest Train Station	Béziers (24km)
Nearest Town	Pézenas (2km to centre)
Nearest Restaurant	Local area (Within 500m)
Nearest Shop	Bakery (Within 500m)
Nearest Supermarket	Local area (Within 500m)
Nearest Tennis	Pézenas (1km)

Nearest Golf	Golf Saint Thomas (14km)
Nearest Beach	Cap d'Agde (26km)

## What we love

- A fantastic holiday home offering space and modern comfort
- Spend warm summer days by the swimming pool or lazing on the garden terrace
- Walk into the heart of Pézenas, one of southern France's most beautiful towns
- See all that the lovely Languedoc has to offer from hilltop wine villages and vineyards to brilliant beaches and stunning scenery

## What you should know...

- The 8-person price includes the main villa only (4 bedrooms) whilst the 12-person price also includes the separate annexe (an extra 2 bedrooms).
- Being all on one level, the house is especially ideal for guests with restricted mobility – do note however that there are some easy steps leading from the entrance and parking area up to the villa.



# Terms & Conditions

- **Security deposit:** €750 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. (Late arrival also possible via key code).
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per night will apply (payable at time of booking).
- **Other Ts and Cs:** Air-conditioning is featured in the bedrooms of the main house only. Weddings, stag/hen parties and other events are not permitted. Small celebrations (between guests staying in the house only) are on request only and subject to prior arrangement with the owner and additional charges. The 8-person price includes the main villa only (4 bedrooms) whilst the 12-person price also includes the annexe (an extra 2 bedrooms).
- **Changeover day:** Saturday.
- **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 rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes, and the first bucket of logs for the fire is included (extra logs available at €10 per bucket, payable locally).
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately mid-May to mid-September (early May or late September opening is on request only and subject to an extra charge). Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.