

Villa Aude

Region: Languedoc **Sleeps:** 16

Overview

With a luxurious vibe and set in the most beautiful unspoilt surroundings, Villa Aude offers guests the chance to unwind with high-end comfort, impressive features and wonderful services in the glorious Corbières, just half an hour from Carcassonne.

In a region rich with vineyards, this former 18th-century wine store has been exquisitely renovated into a fine holiday home sleeping 12 guests across its stunning house and garden wing with space for up to four more in a simpler guest house. Styled and decorated by a top London interior designer, the attention to detail across the *maison* is incredible. In the six main bedrooms guests can expect waffle bathrobes, high-end linen, complimentary toiletries, air-conditioning and satellite TVs with DVD players.

Downstairs, the sense of space is superb allowing you to socialise with family and friends or seek a little privacy when preferred. The elegant living room has its own stylish bar whilst the large kitchen-diner opens out to one of the splendid terraces. A cinema room features Sky TV as well as a BluRay/DVD player whilst the games room, part of the garden wing, is yet another joyful place to relax.

Follow the pretty stone paths through the lavender to reach the private tennis court or lounge by the 15m long swimming pool surrounded by picturesque flowers and a pool house. The gardens are a delight with the scents and colours of the Mediterranean – find a tranquil spot for a glass of wine, perhaps from the owners' vineyard, then come together for al-fresco feasts in the courtyard garden or one of the other idyllic terraces dotted around.

There are some wonderful walks from your doorstep or drive a little to discover waterfalls and rivers for swimming, local wineries, lovely villages and a sculpture trail, all amid magnificent scenery that will take your breath away.

Lagrasse, one of France's '*Plus Beaux Villages*' is a 15-minute drive away or head a little further to explore atmospheric market towns and of course the great city of Carcassonne. Narbonne is home to one of France's best covered food markets and the sandy beaches of the Mediterranean can be reached in under an hour.

With Cathar castles and the Pyrénées also within striking distance, there's no doubt that this enchanting part of southern France will appeal to everyone in so many different ways.



Facilities

Weddings • Wine Tasting • Fishing • Air-Con • Tennis Court • Wi-Fi/Internet • Ground Floor Bed & Bath • Walking/Hiking Paths • Horse Riding • Historical Sites • Cycling • Hairdryer • Rural Location • Indoor Games • Cots (Cribs) • Table Tennis • Maid Service Included • DVD • Private Pool • Bicycles Provided • Maid Service Available • Chef/Cook Available • Games Room • Spa Treatments Available • Wine-Tasting Available • Board games • Babysitting Available • Pool Safety Feature • Heated Pool • Badminton • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Satellite TV • Outdoor Games • Home Cinema • Heating • Caretaker/Owner on Site • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors

Ground Floor

- Large hallway
- Open-plan living room with bar and doors opening up to the garden
- Kitchen-diner, fully-equipped including two Smeg ovens, fridge, ice-maker
- Cinema room with Satellite/Sky/Freesat TV, surround sound, BluRay and DVD player
- Steps to wine cellar and WC

First Floor

- Atrium-style hallway
- Bedroom 1 with double bed, air-conditioning, satellite TV and DVD player, open-plan bath in bedroom and separate dressing room, walk-in shower and WC
- Bedroom 2 with double bed, air-conditioning, small separate lounge, satellite TV and DVD player and en suite bathroom
- Bedroom 3 with double bed, air-conditioning, satellite TV and DVD player and en suite bathroom
- Bedroom 4 with twin beds, air-conditioning, satellite TV and DVD player and en suite bathroom
- Office (on request)
- Access to garden wing

First Floor Garden Wing (via steps)

- Bedroom 5 with double bed, air-conditioning, satellite TV and DVD player and en suite bathroom with shower
- Games room with sofas and Freesat TV
- Bedroom 6 with double bed, air-conditioning, satellite TV and DVD player and en suite bathroom with shower

Separate Guest House (*simpler in style*)

- Bedroom 7 with double bed and air-conditioning
- Bedroom 8 with twin beds and air-conditioning
- Kitchenette
- Shower room with WC

Outside Grounds

- Swimming pool (15x8m, depth: 1-3m) with electric hard safety cover. Open approximately early May to late October. Heated on request (extra cost)
- Pool house with sink and fridge
- Pool shower and WC
- Courtyard with summer kitchen
- Barbecue
- Al-fresco dining and lounge terraces
- Gardens
- Tennis court and rackets/balls
- Mountain bikes (x2)
- *Boules*



Facilities

- Wi-Fi
- Heating
- Air-conditioning (bedrooms in main house/garden wing only)
- Satellite TVs and DVD players (six bedrooms)
- Freesat TV (games room)
- Satellite/Sky/Freesat TV, BluRay and DVD player (cinema room)
- DVD library
- iPod docking station
- Printer and office space (on request)
- Table tennis
- Board games
- Children's toys
- Tennis court and rackets/balls
- Badminton set
- Mountain bikes (x2)
- Bathrobes
- Hairdryers

Location & Local Information

Set in the beautiful countryside of the Aude valley, just half an hour east of Carcassonne, Villa Aude enjoys a spectacular location for exploring this enchanting part of Languedoc.

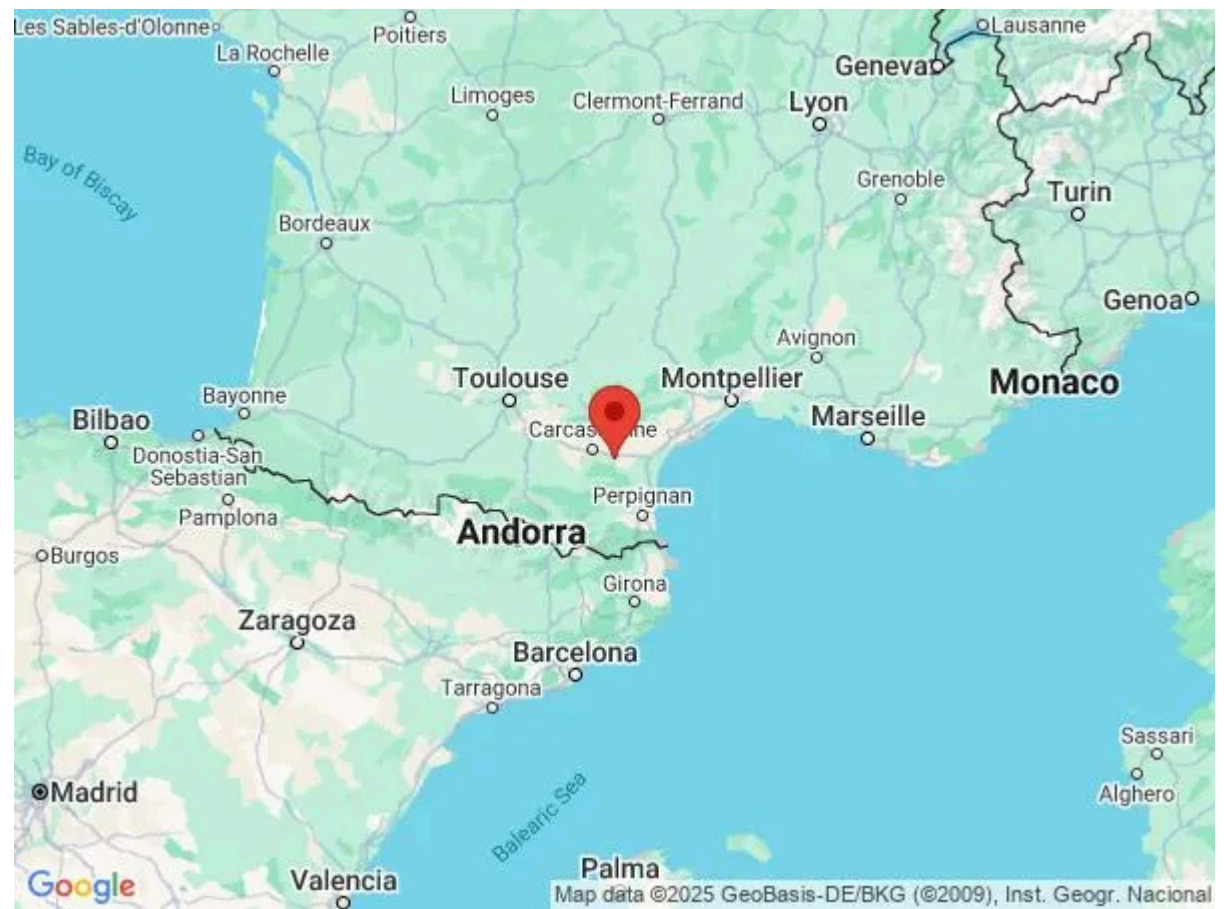
It's an incredible setting, with just one other villa close by yet otherwise surrounded by 120 acres of unspoilt landscapes with wonderful walking paths, many kilometres of cycling trails and vineyards for wine-tasting – the villa even produces its own wines.

Despite this rural idyll, a characterful local village is only a 5-minute drive away with a grocery store (closed Mondays), butchers and pharmacy whilst the next village along, 8km away, is home to a restaurant which makes its own mozzarella from buffalos in a nearby field. There are more restaurants in other nearby villages such as Fabrèzan and Lagrasse, both around 15 minutes in the car.

Lagrasse is classified as one of France's '*Plus Beaux Villages*' and its an enchanting place to explore with its abbey, medieval houses and weekly covered market. Picturesque bridges cross over the River Orbieu where locals love to swim in the summer. There are more idyllic swimming spots around Ribaute, just 9km away and Labastide-en-Val (13km).

This area is a paradise for hikers with so many trails across the surrounding landscapes, including some lovely walks straight from Villa Aude or within a short drive. The hiking trail through the sculptures at Sentier Sculpturel de Mayronnes is especially wonderful, usually open in the summer months. There are also horse-riding stables close by whilst cycling enthusiasts can hire bikes in Trèbes and discover some superb cycling routes or mountain biking trails.

Lezignan-Corbières (20km) is the nearest town for larger supermarkets and there is a wonderful market on a Wednesday morning. The town centre is also home to further butchers, patisseries and other useful amenities. In



terms of supermarket shopping, the owners will also give you information on a Super U in Carcassonne where you can pre-order food and collect on the way to your holiday villa.

It's fantastic being so close to Carcassonne (27km) with all its historic beauty and splendour. The atmospheric market on a Saturday morning is not to be missed and there is a covered market daily. A variety of guided tours can be arranged of the old town, a UNESCO World Heritage site, or take your own time exploring the warren of narrow lanes and city walls. The villa's *gardiens* can advise on some excellent restaurants in this exquisite city.

Narbonne is another great day out, especially for its covered food market every morning, and you can reach the coast in well under an hour. Spend the day at the beach at Leucate or La Franqui, both of which can be reached in around 45 minutes via the toll road.

Local Amenities

Nearest Airport	Carcassonne Airport (35km)
Nearest Airport 2	Béziers Cap d'Agde Airport (86km)
Nearest Airport 3	Perpignan Airport (89km)
Nearest Train Station	Gare de Lézignan-Corbières (22km)
Nearest Village	(3km)
Nearest Shop	Grocery store and butchers (3km)
Nearest Restaurant	Next village along (8km)
Nearest Town	Lézignan-Corbières (20km)
Nearest City	Carcassonne (27km)

Nearest Tennis	In the grounds (On-site)
Nearest Golf	Golf de Carcassonne (29km)

What we love

- Set in beautiful landscaped gardens with the summer aromas of lavender, the views of the surrounding landscapes are mesmerising
- With its cinema room, private tennis court, games and toys as well as the 15m long swimming pool, this superb villa is a joy for all ages!
- Arrange your very own in-house chef, wine tastings and spa treatments
- An idyllic area for walking, wine-tasting, river swimming and gorgeous villages, including Lagrasse just 12km away
- The historic city of Carcassonne is a 30-minute drive whilst the sandy shores of the Mediterranean can be reached within an hour

What you should know...

- There are four bedrooms in the main house, two in a garden wing and two ground floor bedrooms in a separate guest house.
- The guest house is simpler in style/comfort compared to the rest of the villa – it is therefore perhaps best suited to teens or accompanying staff.
- A friendly couple live on-site as the villa's *gardiens* and are on hand to help if needed.

Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **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.
- **Other Ts and Cs:** Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties are not permitted. There are four bedrooms in the main house, two in a garden wing and two in a separate guest house. The guest house is simpler in style/comfort compared to the rest of the villa.
- **Changeover day:** Saturday. All other changeover days on request.
- **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. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra £250 week, on request (payable locally). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to end-October. 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.