

# Villa Barbacane

Region: Languedoc    Sleeps: 12

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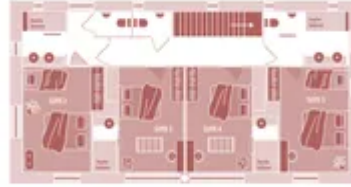
## Overview

It is such a privilege to be able to stay a short stroll from La Cité de Carcassonne, a UNESCO World Heritage site, yet still be surrounded by the rural beauty of southern France. Imagine being able to gaze at the ancient ramparts from your heated swimming pool and garden terrace, let alone the view of the fireworks on Bastille Day!

It's not only Villa Barbacane's wonderful setting that will impress you, but its tasteful interiors as well. The state-of-the-art kitchen allows for sociable cooking and dining with its large central island whilst the lounge looks out towards the south-facing terrace and distant Pyrenees. On the lower floor, kick back in the stylish TV lounge as children enjoy the games room with table football and board games. Five comfortable bedrooms also await sleeping up to 12 guests with flexible sleeping arrangements, each bedroom featuring wonderful *cité* or mountain views alongside en suite shower rooms and air-conditioning.

Outside, enjoy the privacy of your garden beneath the young plane trees or dine al-fresco on the sunny east terrace. There's a *boules* court with a stunning view as well as children's play area whilst the garden terrace facing *La Cité Médiévale* is a beautiful place to enjoy a glass of Carcassonne wine with such magical vistas. You can also catch a glimpse of the ramparts from the heated salt-water swimming pool and poolside hot tub.

Stroll along the country lane passing vineyards and within 5 minutes you will be standing by the largest fortified city in Europe. Wander through the imposing Porte Narbonnaise to be greeted with a warren of medieval lanes with inviting shops, cafes, restaurants and museums amongst the stone houses and historic buildings. A tour of the ramparts is a must and look out for historic re-enactments and other festivities across the citadel,



especially in the height of the summer.

The charm of Carcassonne continues after crossing the Aude River and wandering towards Bastide de Saint Louis, home to atmospheric Place Carnot with its café terraces, grand fountain and thrice-weekly market. There are yet more fantastic restaurants here as well – try local specialities such as *le cassoulet*, chestnuts, truffles, regional cheeses and charcuterie as well as a wealth of sweet delights.

A little further is the Port de Carcassonne and the Canal du Midi, a perfect place for boat rides and cycling along the tow paths. A train station also awaits, whisking you away to Castelnaudary, Toulouse, Narbonne and beyond or drive to some of the Aude and Tarn's most idyllic villages, vineyards, Cathar castles and even the Languedoc beaches on the Mediterranean coast.

## Facilities

Golf Nearby • Historical Sites • Tennis Nearby • Cycling • Wine Tasting • Recommended • Go-Karting • Canoeing/Kayaking • Air-Con • Watersports • Wi-Fi/Internet • Ground Floor Bed & Bath • Horse Riding • Coffee Machine • Walking/Hiking Paths • Villa • Romantic • Table Tennis • Walk to Village • Chef/Cook Available • Easy By Train • Laptop Friendly Workspace • Saltwater Pool • Has Discount • Special Offer • Private Pool • Maid Service Available • Games Room • Indoor Games • DVD • Cots (Cribs) • Modern • Pre-Stocked Fridge Available • Board games • Swings • Slide • Pool Safety Feature • Heated Pool • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • Outdoor Games • Table Football • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (210m2)

### Main Floor

- Lounge with sofa and satellite TV
- Kitchen, fully-equipped including central island and stools (x12), American fridge, induction hob, oven, microwave, dishwasher, toaster, kettle, espresso machine and coffee maker
- Bedroom with king-size double bed (can be split into twin) and bathroom with shower and sink
- Separate WC

### First Floor

- Bedroom with king-size double bed (can be split into twin), desk and bathroom with shower and sink
- Bedroom with king-size double bed (can be split into twin), desk and bathroom with shower and sink
- Bedroom with king-size double bed (can be split into twin), single bed and bathroom with shower, sink and private WC
- Bedroom with king-size double bed (can be split into twin), single bed and bathroom with shower, sink and private WC
- Separate WC

### Basement

- Games area with table football
- TV room with satellite TV, DVD player, board games and brochures/guides on region
- Laundry room with washing machine, dryer and second fridge

## Outside Grounds (11,000m2)

- Heated salt-water swimming pool (9x4m, depth: max 1.4m) with electric safety shutter. Open approximately early April to end-October
- Poolside terrace with 5-person hot tub



- Al-fresco dining terrace
- Al-fresco lounge area
- Barbecue-grill
- Boules
- Table tennis
- Garden (partially artificial grass) leading to surrounding fields
- Outdoor play area

### **Facilities**

- Wi-Fi
- Heating/Air-conditioning (except games/TV room)
- Satellite TV
- DVD player
- JBL speaker
- Table football
- Table tennis
- Boules
- Board games
- Washing machine and dryer



## Location & Local Information

Villa Barbacane enjoys an incredible location, in a private setting surrounded by rural fields yet just a 5-minute walk from La Cité de Carcassonne.

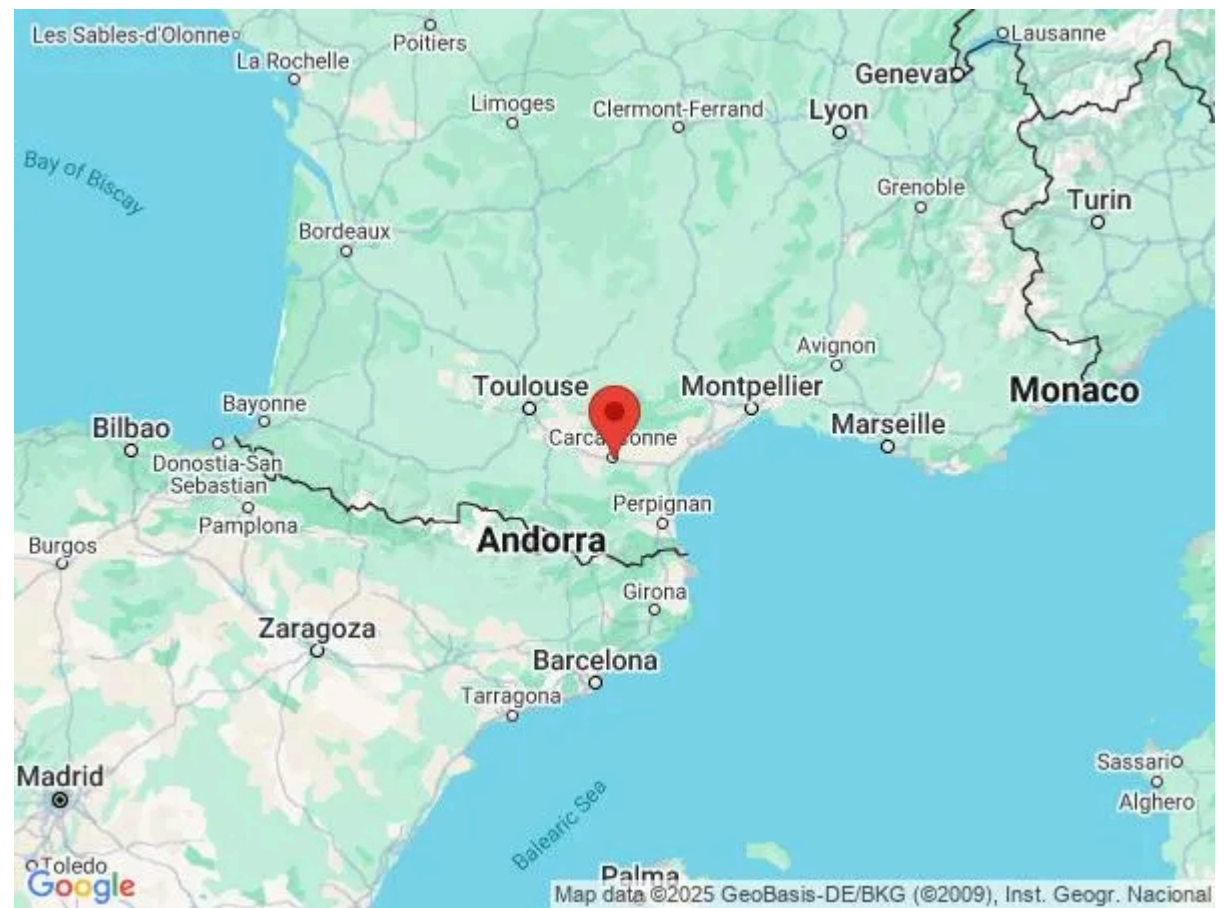
At the end of your driveway, stroll down the country road (no pavement) passing a vineyard and within five minutes you will be by the ramparts of La Cité Médiévale, the largest medieval citadel in Europe, a UNESCO World Heritage site and one of France's most visited tourist destinations.

Via the grand Porte Narbonnaise (500m), wander into the citadel and discover a maze of medieval lanes, little squares, cafés, inviting shops, restaurants and museums. Tour the ramparts, visit the castle and look out for historic re-enactments taking place, especially in the French school holidays and summertime. It really is a special place to explore and it's wonderful to be able to experience the citadel in the early morning and at night time, either side of the many day-trippers.

Crossing the Aude River via the Pont Vieux bridge (1.3km), continue to be charmed by Carcassonne as you potter around the Bastide de Saint Louis with its large square, Place Carnot, home to terrace cafes, a grand fountain and a market that takes place on Saturday, Tuesday and Thursday mornings. You will soon reach Port de Carcassonne (2.5km) and the Canal du Midi, perfect for cycling or walking along the tow paths and boat trips along France's famous canal.

The train station (2.5km) can also be found by the Canal du Midi – if travelling without a car then consider hopping on a train to visit Castelnaudary for lunch to try its cassoulet by the town's Grand Bassin, or continue on towards rose-hued Toulouse, a handsome historic city and a fine day out. In the other direction by train is beautiful Narbonne and its famous gothic cathedral, as well as Port La Nouvelle on the Mediterranean coast.

If driving, then there is so much more of this glorious



region to discover. Spend the day visiting Languedoc vineyards, gorgeous villages such as Limoux (27km), Lagrasse (35km) and Minerve (50km) or the imposing Cathar castles of Lastours (20km) and even Montségur (77km).

The Mediterranean also awaits - Gruissan Plage is under an hour by car, as is the charming resort of Leucate, loved for its kite-surfing, sand-yachting, paddle-boarding and long sandy beaches.

Local Amenities

Nearest Airport	Carcassonne Airport (8km)
Nearest Airport 2	Béziers Cap d'Agde Airport (95km)
Nearest Train Station	Gare de Carcassonne (2.5km)
Nearest Restaurant	In the Cité de Carcassonne (500m)
Nearest Shop	In the Cité de Carcassonne (500m)
Nearest Supermarket	Outskirts of Carcassonne (2-3km)
Nearest Golf	Golf de Carcassonne (4.5km)

## What we love

- It's amazing to be in such a private setting, yet only a 5-minute stroll from La Cité de Carcassonne, a UNESCO World Heritage site
- Indeed, you have incredible views of the *cité* ramparts from the villa, swimming pool, terraces and garden - imagine watching the fireworks on Bastille Day!
- Youngsters will love the games room, TV lounge, *boules* and outdoor play area whilst grown-ups will adore the outdoor hot tub!
- Such a fine location for exploring this part of southern France with the Canal du Midi, idyllic countryside villages, Languedoc vineyards and fascinating Cathar castles

## What you should know...

- Air-conditioning is featured throughout except in the TV/Games room.

# Terms & Conditions

- **Security deposit:** €2000 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. - 8.00 p.m.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Changed once for stays of over 14 nights.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Air-conditioning is not featured in the games/TV room. Please note that changeover is not possible on the 30th and 31st December.
- **Changeover day:** Flexible. Please note that it is not possible to arrive/depart on the 14th July/24th, 25th, 31st December/1st January.
- **End of stay cleaning available?:** Yes and mid-stay clean if staying more than 14 nights. 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.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately early April 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.