

# Maison Collines

**Region:** Languedoc   **Sleeps:** 8

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## Overview

A traditional stone maison with stylish interiors, Maison Collines is a gorgeous holiday home in a perfect setting close to historic villages, Cathar castles, swimming lakes, forest hikes and the most magnificent natural scenery in the foothills of the Pyrenees.

With views of the surrounding hills and mountains, this family home exudes historic charm and there is a genuine atmosphere of warmth throughout. Exposed stone walls, wood beams and pretty shuttered windows add to the character alongside attractive furnishings and modern touches including Smart TV and Bluetooth speakers. Two pretty doubles and a twin sleep up to 6 guests and the fourth bunk-bed bedroom, decorated so lovingly, welcomes three additional children. The spacious bathroom has been brilliantly designed with a jacuzzi bath and rain shower - you can tell that the owners have a great eye for detail in their beautiful home.

This is the type of place where you can get away from it all; there is so much space outside whether swinging on the bench by the water garden, sipping coffee on the terrace balcony or enjoying an aperitif perched by the summer kitchen bar before preparing family meals by the barbecue and plancha. Down a few pretty steps, the swimming pool is ready for the warm summer afternoons of southern France. As the evening approaches, gaze at the stars in the clear night sky above you.

Set in a hamlet with walks on your doorstep, drive to the local historic village with its craft-ale bar that hosts occasional pizza nights, a 12th century Cathar castle and a peaceful lake with beaches, pétanque, a playground and, in the height of the summer, a weekly evening market with good food, wine and live music.



Elsewhere, visit the atmospheric morning markets in Espéraza and Mirepoix, sip sparkling white wine in picturesque Limoux, admire the riverside setting of Quillan and visit the impressive châteaux of Chalabre and Montségur amongst many others.

With the Tour de France passing close by in previous years, discover the undulating Aude landscapes as you cycle past vineyards, lakes, forests and Cathar castles. Enjoy summer watersports and nature walks by Lac de Montbel, take advantage of the thermal baths of Ax-les-Thermes and catch Le Train Rouges from Axat for yet more spectacular scenery of this incredible and varied region.

## Facilities

Historical Sites • Hairdryer • Skiing • Sailing • Walking/Hiking Paths • TV • Coffee Machine • Cycling • Horse Riding • Wine Tasting • Villa • Fishing • Wi-Fi/Internet • Watersports • Canoeing/Kayaking • Great Value • Rural Location • Cots (Cribs) • Laptop Friendly Workspace • DVD • Gym/Fitness Room • Private Pool • Board games • Trampoline • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Changing mat • Ideal for Teens • <1hr to Airport • Smart TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Maison Interiors

### Main Floor

- Open-plan lounge with TV, wood-burning stove, books, board games, one set of French windows leading to courtyard and another set of French windows leading to terrace and summer kitchen. Steps lead up to another sitting area with sofa, armchairs and mountain views
- Kitchen, fully-equipped with dishwasher, fridge-freezer, toaster, kettle, coffee maker, two ovens, induction hob and filter tap
- Dining room with table for 6 guests
- WC

### First Floor

- Master bedroom with European king-size double bed, travertine marble fireplace, large windows with dual-aspect mountain views and walk-in wardrobe
- Bedroom with double bed
- Children's bedroom with one set of bunkbeds and single trundle bed
- Bathroom with jacuzzi bath, rain shower and two sinks
- WC

*The bunkbed bedroom is not suitable for adults*

### Top Floor (beneath the eaves)

- Bedroom with twin beds, TV, DVD player and small workstation with desk

### Lower Ground Floor (step-free access from front garden)

- Gym with weights bench, yoga mats and sauna (open at certain times of year)
- Laundry room with washing machine, dryer, sink and ironing facilities

## Outside Grounds



- Swimming pool (8x4m) with alarm and safety cover.

Open approximately May to September

- Poolside terrace with loungers and sun parasols
- Courtyard with al-fresco dining area (6 guests)
- Balcony terrace with chiminea and dining area (8 guests)
- Summer kitchen with charcoal barbecue, plancha, fridge-freezer and bar
- Water garden with pond, bistro table and large swing seat
- Pool inflatables
- Mini trampoline
- Car port (2 cars)

## **Facilities**

- Wi-Fi
- Heating
- 32-inch Smart TV
- DVD player
- Bluetooth speakers
- DVDs and books
- Board games
- Electric sauna with music system
- Small gym (weight bench and yoga mats)
- Hairdryer
- Bed rail (for bottom bunk)
- Children's cutlery and dinnerware
- Changing mat
- Ironing facilities
- Washing machine and dryer



## Location & Local Information

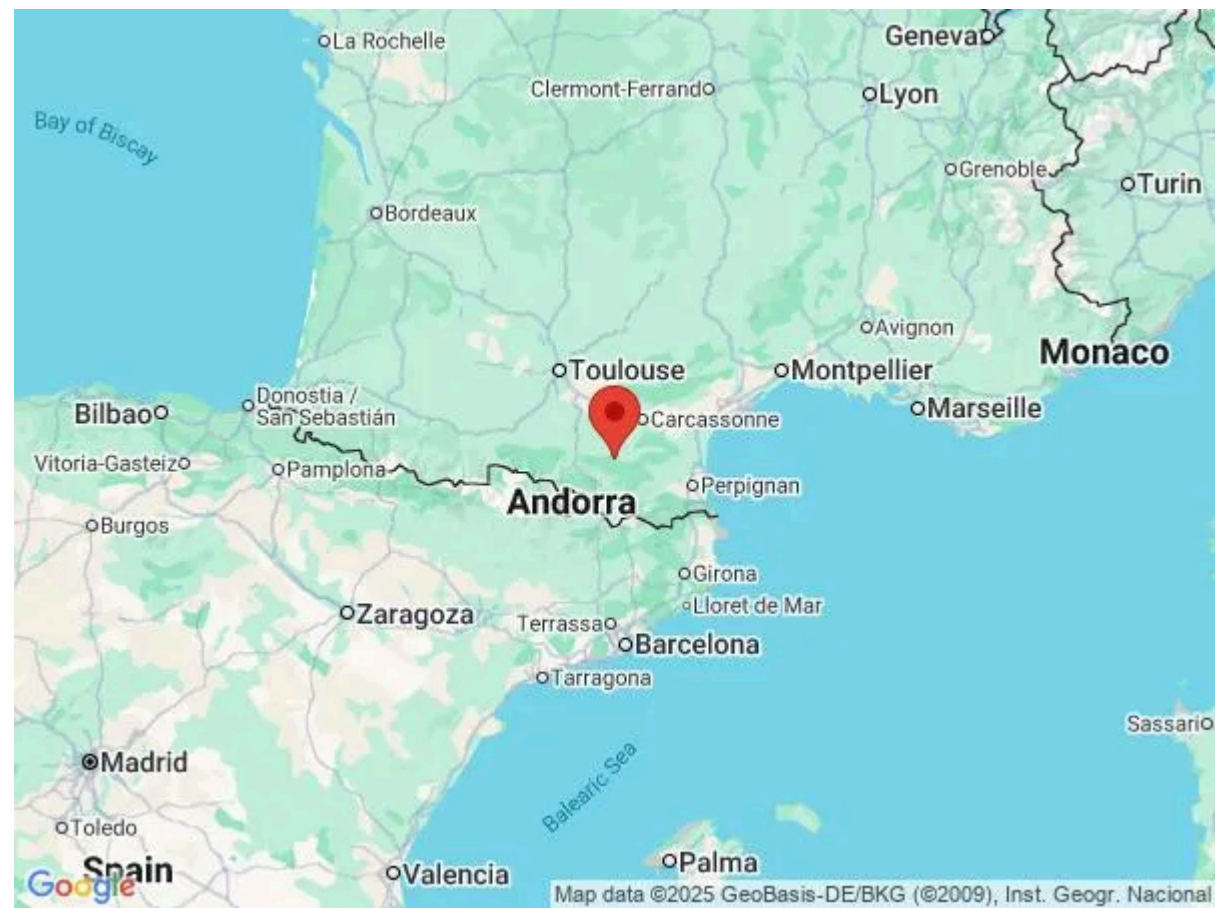
In the foothills of the Pyrenees, just under an hour south of Carcassonne, Maison Collines enjoys a wonderful location close to charming villages, Cathar castles, cycling trails, hiking paths, swimming lakes and even skiing stations, as well as stunning mountain vistas. The south-facing house is in a little hamlet with hill and mountain views in various directions, situated in the Aude department of southern France, not far from the Ariège border.

A 4.5km drive away is a small yet historic rural village, a pleasant place to stroll around. Pop in for a drink at the pub which produces its own craft ale (open five days a week) and usually offers pizzas on a Friday and Saturday evening (book ahead). To the south of the village is a picturesque lake for swimming and a well-regarded restaurant open from May to September (check opening days/times in advance). In the height of the summer on Wednesday evenings, there is an atmospheric market by the lake with live music and food trucks selling all sorts of local delights. If you are staying in mid-July then look out for the amazing Bastille Day fireworks.

The village is also known for its impressive 12th century Cathar castle which is classified as a French *monument historique*. In the heart of Cathar country, historians of every age can also visit strongholds at Château de Montségur (29km), Château de Puilaurens (41km) and Château d'Arques (40km) amongst many more.

Meanwhile, visit nearby villages and towns such as Espérazza (22km) with its Sunday morning market and picturesque Quillan (21km), a popular spot for canoeing and kayaking with its riverside setting by the Aude. The fortified village of Camon (20km) is classified as one of France's '*Plus Beaux Villages*' whilst idyllic Mirepoix (34km) is well known for its beautiful main square and wonderful Monday morning market.

Wine connoisseurs should appreciate a glass of sparkling white wine on a pretty café terrace in Limoux (33km). Another great highlight of the region is the incredible city



of Carcassonne (60km) with its medieval citadel, now a UNESCO World Heritage site.

Keen cyclists can pass Aude landscapes of vineyards, lakes and ancient castles, knowing you are cycling close to one of Tour de France's stages (in 2022) through Chalabre and Lavelanet. There are plenty of running and hiking trails as well as summer swimming in lakes, bathing in the spa town of Ax-les-Thermes (44km) and canoeing, kayaking, wind-surfing or simply fishing at Lac de Montbel (18km). Fishing is also available at the village's nearby lake.

To the south, the Gorges de l'Aude are also a paradise for walkers and cyclists. Furthermore, if staying in the winter then there are various ski resorts within a 30 to 90-minute drive from Les Monts d'Olmes to Les Angles in the Pyrénées-Orientales. Meanwhile, the most adventurous of guests note that there is an gliding club just a couple of minutes from your holiday home.

Local Amenities

Nearest Airport	Carcassonne Airport (63km)
Nearest Airport 2	Perpignan Airport (90km)
Nearest Airport 3	Toulouse-Blagnac Airport (133km)
Nearest Train Station	Limoux (34km)
Nearest Village	Small historic village (4.5km)
Nearest Bar/Pub	Craft ale pub with pizza on Fri/Sat evening (4.5km)
Nearest Restaurant	By the nearby lake - seasonal opening (4km)
Nearest Supermarket	Carrefour Express, Chalabre (13km)
Nearest Town	Quillan/Lavelanet (22km/24km)

## What we love

- Such a beautiful getaway in the foothills of the Pyrenees with a wealth of outdoor experiences so near
- Open the kitchen window and enjoy your morning coffee by the breakfast nook with a breathtaking mountain view
- So many outdoor spaces from the dining terraces to the little water garden and fantastic swimming pool
- The local village is home to a craft-ale pub, 12th century Cathar castle and a lake which hosts a weekly summer night market with food, wine and live music
- A glorious region for Cathar castles, idyllic villages, winter skiing or summer swimming in lakes, not to mention the most incredible scenery for cycling, hiking and running
- Mirepoix, Limoux and the grand city of Carcassonne are all ideal for a wonderful day out

## What you should know...

- The villa can sleep up to 9 guests – a maximum of 6 adults across three bedrooms and 3 children in the fourth bedroom with bunk-beds and a trundle bed. The bunk-bed is not suitable for adults.
- There is a small gym on the lower floor which is accessed step-free from the garden – it's also a good space to store bikes and skis if needed.
- Please note there is an additional charge of €10 per guest per night for groups >4 people (excluding infants age 0-2).

# Terms & Conditions

- **Security deposit:** €300 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.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. The villa can sleep up to 9 guests – a maximum of 6 adults across three bedrooms and 3 children in the fourth bedroom with bunk-beds and a trundle bed. The bunk-bed is not suitable for adults. A travel cot (with bedding), bed rail (for the lower bunk), changing mat and children's dinnerware and cutlery can all be requested. Please note there is an additional charge of €10 per guest per night for groups >4 people (excluding infants age 0-2).

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Extra €180 to be paid to Oliver's Travels at time of balance payment. Mid-stay cleaning for stays of 14+ nights included. 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:** 5 nights.

- **Heating costs included?:** Yes.

- **Tax:** French Visitors Tax is included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open May to September inclusive. 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.