

# Villa du Littoral Languedoc

Region: Languedoc Sleeps: 10

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## Overview

Welcome to the epitome of coastal comfort in Cap d'Agde – the breath-taking two-story, 5-bedroom Villa du Littoral. Nestled in the heart of this picturesque destination, this exquisite haven caters to discerning travellers seeking elegance, space, and comfort. Upon arrival, you'll be greeted by an inviting exterior that exudes Mediterranean charm, boasting a lovely garden terrace adorned with an enchanting outdoor swimming pool.

With its seamless flow and tastefully curated interiors, the spacious, air-conditioned living room holds plush sofas inviting you to unwind. Adjacent to this is the light and airy open-plan kitchen that opens to the pool terrace, a culinary haven complete with top-notch appliances. Cook up a storm and enjoy your meals in the spacious dining room alongside the panoramic window views. The ground floor also houses two elegantly designed en-suite bedrooms, each offering comfort with ample storage and plush bedding and with the master leading to the pool outside. A further double room completes the floor.

Ascend the staircase to discover the air-conditioned space on the upper level. Here, two additional double bedrooms await, each with plenty of space to relax after a day in the sun.

Beyond the allure of the interiors, step into the enchanting outdoor oasis! The highlight of Villa du Littoral's exterior is the sparkling swimming pool enveloped by plant-life and greenery, inviting you to bask in the Mediterranean sun. Adjacent to the pool, the summer kitchen stands as an al-fresco paradise, equipped with a barbecue and seating area, perfect for delicious meals under the open sky.

Whether you're lounging by the poolside, preparing a feast in the summer kitchen, or simply savouring the beauty of the garden, Villa du Littoral Languedoc promises an unparalleled escape for up to 10 guests, ensuring a blend of comfort and relaxation.

## Facilities

Surfing • Boat Trips • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Villa • Golf Nearby • Air-Con • Fishing • Walk to Beach • Cots (Cribs) • Pets on Request • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Rural Location •



Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Aquarium • Kid-friendly museum • Kid-friendly excursions • Water park • Ideal for Babies & Toddlers • Pushchair • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Villa Interiors (158m<sup>2</sup>)

### Ground Floor

- Modern-style kitchen, well-equipped with 2 glass hob plates, microwave, fridge-freezer, coffee machine and dishwasher with doors leading to terrace
- Dining area with panoramic windows
- Living room with TV
- Bedroom with French bed (160x200cm), en-suite shower and doors leading to pool terrace
- Bedroom with French bed (160x200cm) and en-suite shower
- Bedroom with French bed (140x190cm)
- Family bathroom

### First Floor

- 2 x bedrooms with French beds (140x190cm)

### Outside Grounds

- Private swimming pool (8x4m, depth: 1.5 - 2.3m and seasonal availability: mid-May to late October)
- Poolside sun-loungers
- Fenced garden
- Al-fresco dining terrace
- Terrace furniture
- Summer kitchen with grill
- Parking for 2 cars

### Facilities

- Wi-Fi
- Air-conditioning
- Washing machine
- Ironing facilities
- Hairdryer



## Location & Local Information

With its blend of comfortable accommodation, diverse activities, and a captivating coastal setting, this villa in Cap d'Agde promises an unforgettable holiday experience for those seeking a French getaway.

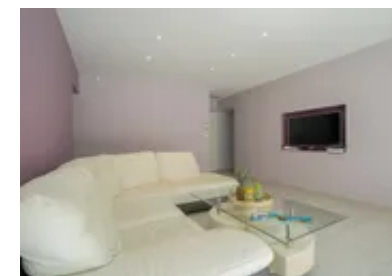
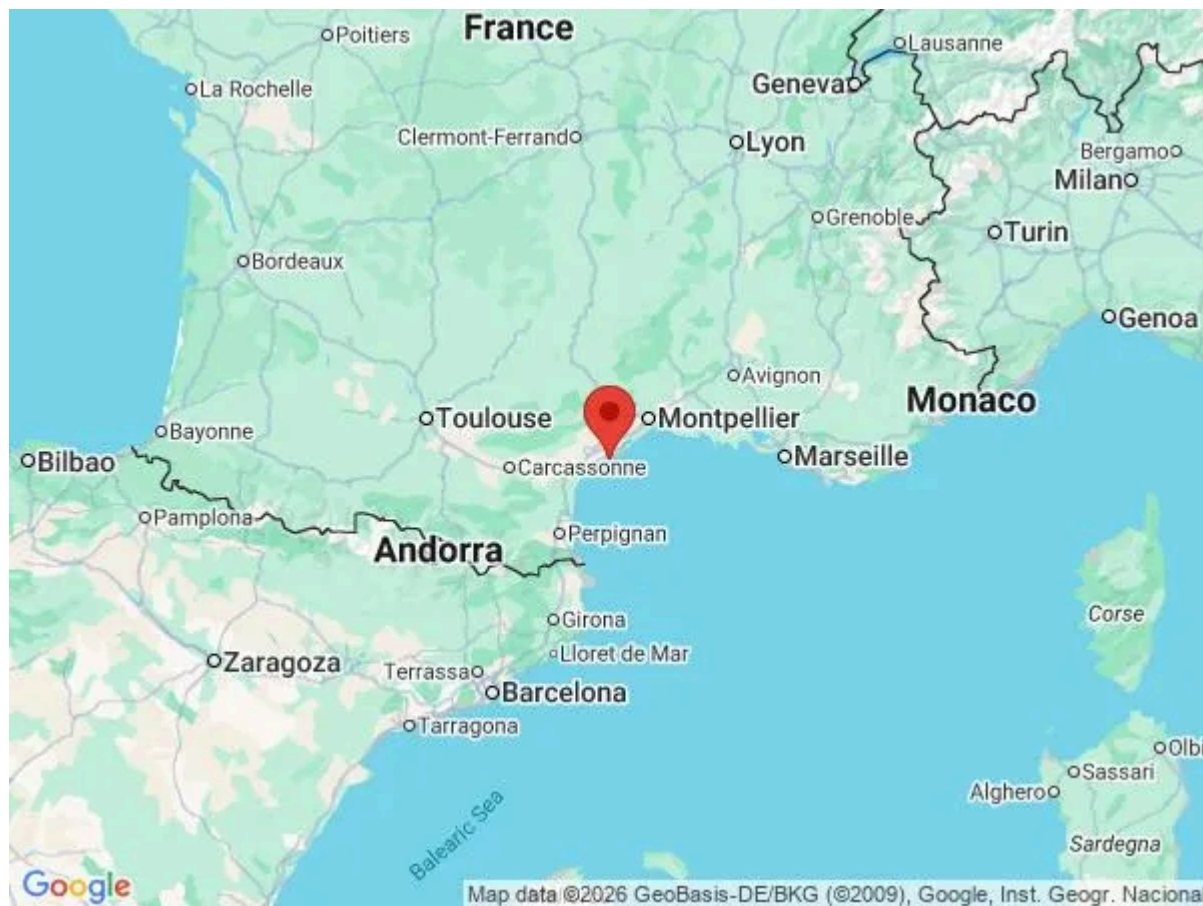
Situated within a family-friendly bathing resort, the villa boasts a prime beachside location just a few minutes walk from the Plage du Grau d'Agde, a long sandy beach, gently sloping and perfect for children, offering endless seaside fun.

A bustling shopping centre, just ten minutes' walk away, offer a delightful shopping experience and an assortment of restaurants and bars to tempt with delectable cuisines and refreshing drinks. The vibrant nightlife scene includes discos, a casino, and concerts, ensuring evenings brim with entertainment and excitement.

Just twenty-five minutes' drive away is a great spot for keen walkers who wish to summit Mont Saint-Loup. The walk offers breath-taking panoramas spanning from Agde to the Bagnas National Nature Reserve, and northward to the picturesque Thau lagoon, renowned for its Bouzigues oysters—an enriching family stroll through lush Mediterranean flora and fauna, encountering wildlife amid aromatic garrigue scents.

For the more adventurous, the sports harbour, Port du Cap d'Agde (10km), presents opportunities for diving, sailing, and water skiing. Tennis enthusiasts can get competitive among the numerous outdoor and indoor courts, while golf aficionados can tee off at the nearby 18-hole course, Golf Cap d'Agde just ten minutes' drive away. Other activities like minigolf, riding, fishing, and beach volleyball cater to varied interests.

The resort's charm extends beyond the shores, with 16kms of bicycle paths, perfect for exploring the scenic surroundings. For younger guests, a dedicated leisure park and seasonal activities at the bullrings ensure endless entertainment.



## Local Amenities

Nearest Airport	<b>Béziers Cap d'Agde (14km)</b>
Nearest Airport 2	<b>Montpellier-Méditerranée (70km)</b>
Nearest Village	<b>(Less than 1km)</b>
Nearest Town/City	<b>Béziers (26km)</b>
Nearest Restaurant	<b>(Less than 1km)</b>
Nearest Supermarket	<b>(4km)</b>
Nearest Beach	<b>(Less than 1km)</b>
Nearest Golf	<b>(5km)</b>
Nearest Tennis	<b>(8km)</b>

## What we love

- A private oasis complete with lush garden and a stunning pool and a summer kitchen for alfresco dining.
- The large kitchen and dining area is a great entertaining spot to bring your group together in the evenings.
- Perfectly situated in Cap d'Agde, moments from the coast, offering easy access to beaches, vibrant local culture, and a plethora of dining and entertainment options.

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- The upstairs bedrooms have sloped ceilings.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 7.00 p.m. Other arrival times are on request only. Please enquire.
- **Departure time:** Before 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:** Cot, high chair and buggy are available for hire at a cost of up to €3 respectively per item per day, payable locally. Weddings, stag/hen parties and other celebrations are not allowed. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.
- **Changeover day:** Saturday from mid-May to late-September. Flexible during all other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not allowed.
- **Minimum stay:** 3 nights from approximately February to September. 7 nights for the rest of the year.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax included in rental price.
- **Pool opening dates?:** The pool is open approximately mid-May to late 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.