

# Mas Des Cevennes

Region: Languedoc    Sleeps: 18

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## Overview

Mas Des Cevennes is a traditional French farmhouse overlooking an idyllic lake, set within a vast estate which is wonderfully located for exploring the beautiful market town of Uzès, Le Pont du Gard and the vineyards of the Rhône valley.

Imagine sitting on the terrace with a glass of Lirac or Tavel and gazing out to the lake, looking out for rare birds (the little grebe has been spotted here) or just admiring the woodland and rural scenery. There's a little boat which you can take out to the lake for fishing - bring your own equipment and do place the fish back afterwards. Al-fresco meals can be enjoyed beneath the courtyard's pergola and there is a lovely swimming pool near the lake's jetty.

Inside the farmhouse, guests are made to feel welcome with classic décor and traditional French furnishings. As well as the well-equipped and spacious ground-floor kitchen (and a smaller kitchen on the top floor), make the most of the formal salon with its wood-burning fire, art-filled dining room, first-floor library and gorgeous TV room with pretty tiled flooring and French windows opening out to the terrace. Across the various floors and wings, a mixture of eight doubles and twins, five with en suite bathrooms, allows up to 18 guests to comfortably stay at Mas Des Cevennes.

The estate is classified as a zone of special interest thanks to its flora, fauna and ecology as well as its water source in an otherwise relatively dry region. Nature lovers note that it's also a good base for exploring the beauty of the Cévennes National Park – Alès, the gateway to the mountains, is only half an hour by car.

Closer to home, there is a high-end *auberge* a short walk



along the main road or continue towards the pretty village, 2km away, for morning croissants and fresh bread from the village bakery. The picturesque hilltop village of Lussan, 4.5km by car, has some excellent restaurants and countryside views from its medieval walls.

Watch the world go by as you sit on a café terrace on the main square in Uzès, an exquisite historic town which hosts an especially atmospheric market on a Wednesday and Saturday morning showcasing gastronomic delights of the region.

Then there's the vineyards and wineries of the southern Rhône valley, the magnificence of Le Pont du Gard, the amazingly preserved Roman ruins of Nimes and the UNESCO World Heritage sites of Avignon all within reach of your French lakeside holiday home.

## Facilities

Ideal for Kids • Weddings • Villa • Cycling • Historical Sites • Canoeing/Kayaking • Walking/Hiking Paths • Private Pool • Wine Tasting • Recommended • Golf Nearby • Fishing • Great Value • Pets on Request • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • <1hr to Airport • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • Waterfront • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Dishwasher • Microwave • Smart TV • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Transfers Available • Board games • Babysitting Available • Badminton • High Chair(s)

# Interior & Grounds

## Mas Interiors

### Ground Floor

- Salon
- Dining room
- Study
- Kitchen
- TV lounge with door leading to terrace

### First Floor (across two wings)

- Library
- Bedroom with double bed, dressing room and en suite bathroom
- Laundry room
- Bathroom
- Bedroom with double bed
- Shower room and WC
- Bedroom with twin beds

### Attic Floor – Wing I (via open-tread stairs)

- Bedroom with twin beds
- Bedroom with double bed
- Bathroom (shared between above two bedrooms)

### Attic Floor – Wing II

- Bedroom with twin beds and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed, door leading to lake-view terrace and en suite bathroom
- Room with lounge, dining area and kitchen corner

### Annexe (joined to the house)

- Kitchenette
- Bedroom with double bed
- Bathroom

## Outside Grounds

- Swimming pool (10x4m, depth: 0.7-1.5m) with safety alarm. Open approximately April to October
- Courtyard terrace with table and benches for al-fresco dining
- Outdoor seating
- Barbecue
- Badminton
- 3-hectare fishing lake and boat

## Facilities

- Wi-Fi
- Fireplaces (logs supplied)



- Smart TV
- Board games
- Badminton
- Life jackets
- Laundry room

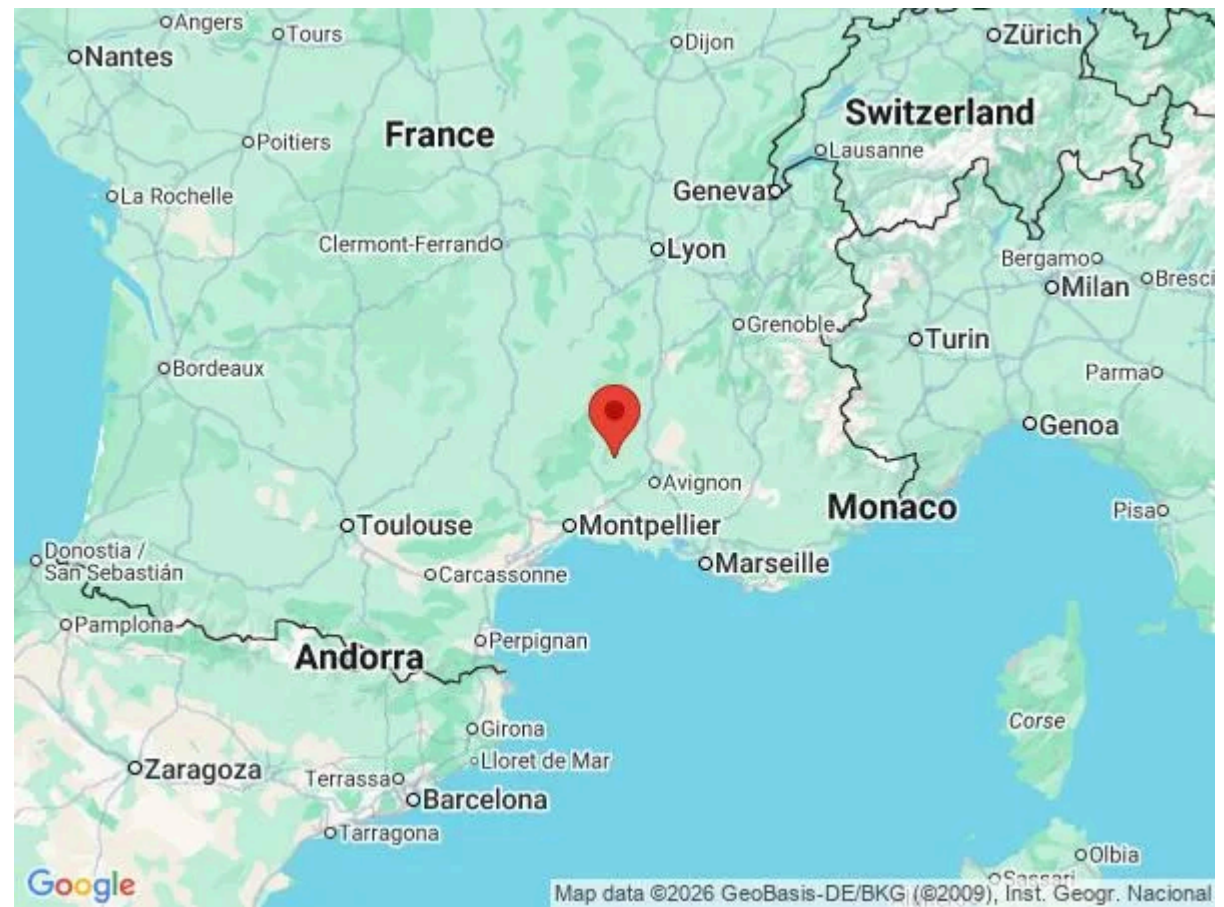
## Location & Local Information

By the edge of a lake, Mas Des Cevennes is in the Gard department of southern France, 16km north of the beautiful town of Uzès. The estate is classified as a zone of special interest for its ecology, flora and fauna and it is home to rare birds - thanks to its water it attracts wildlife in an otherwise dry area. The lake contains pike, black bass and carp (bring your own fishing equipment and note that all fish should be returned to the lake).

The house is situated off the main road connecting the small town of Bagnols-sur-Cèze (22km) and the local village (2km). You can walk to a high-end auberge around 1km away (no pavement) or continue to the characterful but small village with its boulangerie. There are further amenities in Lussan (4.5km), a charming fortified village with a small handful of good restaurants, a ceramics studio and countryside views from its medieval walls.

Uzès (16km) is an exquisite historic town within easy reach, home to a twice-weekly market which takes place on the main square beneath the shady plane trees. There's a lovely ambience on market days (Wednesday and Saturday mornings) and you can pick up fantastic regional produce or just sit on a café terrace and watch the world go by. The historic centre of Uzès is a delight to explore whilst there are some wonderful walks through La Vallée de l'Eure on the edge of the town.

Other highlights of the region include the magnificent Roman aqueduct, Le Pont du Gard (30km), a UNESCO World Heritage site and a lovely spot for riverside picnics, paddling and canoeing/kayaking. Wine lovers can visit family-run wineries in the Rhône valley – the wine town of Laudun-l'Ardoise (27km) is less than half an hour away whilst the vineyards of Lirac and Tavel are just a little further south. Stop off for lunch and glass of local wine in the pretty village square at Saint-Victor-la-Coste (26km) and walk up to its castle ruins. On the other side of the Rhône, famous Châteauneuf-du-Pape (47km) is north of Avignon.



Of course, Nîmes (40km) is a fantastic day out with its amazingly preserved Roman sites and Avignon (52km) is also loved for its rich heritage (including two UNESCO World Heritage sites), markets, wine-bars, restaurants and riverside setting.

Slightly closer to home, Alès (26km) is an attractive town and known as the gateway to the Cévennes National Park. Look out for the steam train from Anduze (40km) to Saint-Jean-du-Gard, a great way to admire the natural beauty of the mountains. Of course the Cévennes offers opportunities for hiking and other outdoor adventures.

If flying to France, Nîmes Airport (54km) and Montpellier Airport (95km) are the nearest or you could arrive by train into Avignon TGV (55km). The nearest local train stations are Bagnols-sur-Cèze (22km) and Alès (26km).

## Local Amenities

Nearest Airport	<b>Nîmes (54km)</b>
Nearest Airport 2	<b>Montpellier-Méditerranée Airport (95km)</b>
Nearest Train Station	<b>Bagnols-sur-Cèze (23km)</b>
Nearest Village	<b>Small Gard village (2km)</b>
Nearest Restaurant	<b>Local auberge and in local village (1-2km)</b>
Nearest Supermarket	<b>In and around Uzès (16km)</b>
Nearest Town	<b>Uzès (16km)</b>
Nearest Golf	<b>Golf Club d'Uzes (20km)</b>

## What we love

- Sit back on the terrace with a glass of wine from the Rhône valley and gaze out towards the idyllic lake and its surrounding woodland
- The estate is classified as an area of special interest thanks to its flora, fauna and ecology – look out for rare birds and other wildlife
- Enjoy days lazing by the swimming pool or take the little boat onto the fishing lake for wonderful adventures
- Experience the incredibly charming market beneath the plane trees in the beautiful town of Uzès
- This is also a great base for canoeing beneath the Pont du Gard, hiking through the Cévennes National Park or admiring the historic sites of Nîmes and Avignon

## What you should know...

- The *gardien* and gardener, Matteo, lives on site in his own residence at the far end of the property (250m from the main house) – he has his own private entrance to the estate.
- Bring your own fishing equipment – a lake, boat and life jackets are provided! All fish must be returned to the lake.

# Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 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:** A cot and highchair can be requested. Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and other special events are not allowed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. £500, payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to 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.