

# Maison Palmes

Region: Languedoc Sleeps: 10

## Overview

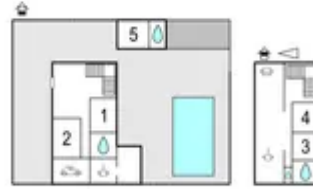
Located in the picturesque district of Grau d'Agde, a traditional fishing village at the mouth of the River Hérault, is Maison Palmes, a modern home sleeping up to ten guests across five bedrooms.

Stepping inside, you will find a fully-equipped kitchen, dining, and sitting area with contemporary décor. A second dining space opens out to the sunny terrace where the large sparkling pool awaits, ideal for refreshing dips on warm summer days. Enjoy your morning coffee or an evening apéritif on the sun loungers or from the shaded outdoor seating area. With four bedrooms spread across both floors of the property, plus an additional fifth bedroom in the annexe, there is plenty of space for your group to spread out and relax. Maison Palmes even offers free mooring for boats up to 7 metres long, allowing you to explore the stunning Hérault River.

As for the surrounding area, the beautiful sandy beaches of the Mediterranean can be found just 2.5km away, perfect for days of sunbathing, swimming and sandcastle building. A short drive will take you to the historic town of Agde, renowned for its unique black lava stone houses and the impressive Fort Brescou. Visit Béziers and Sète, where the legacy of French poet Georges Brassens comes to life, or enjoy a glass of local wine in the historic city of Montpellier.

## Facilities

Golf Nearby • Surfing • Villa • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Air-Con • Fishing • Private Pool • Wine Tasting • Cots (Cribs) • Heated Pool • Beach Nearby • Modern • <1hr to Airport • Parking Space • Pool Safety Feature • Walk to Restaurant • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## Maison Interiors

### Ground Floor

- Fully equipped kitchen including dishwasher, microwave and oven, open plan to living and dining area
- Bedroom with double bed
- Bedroom with double bed
- WC

### First Floor

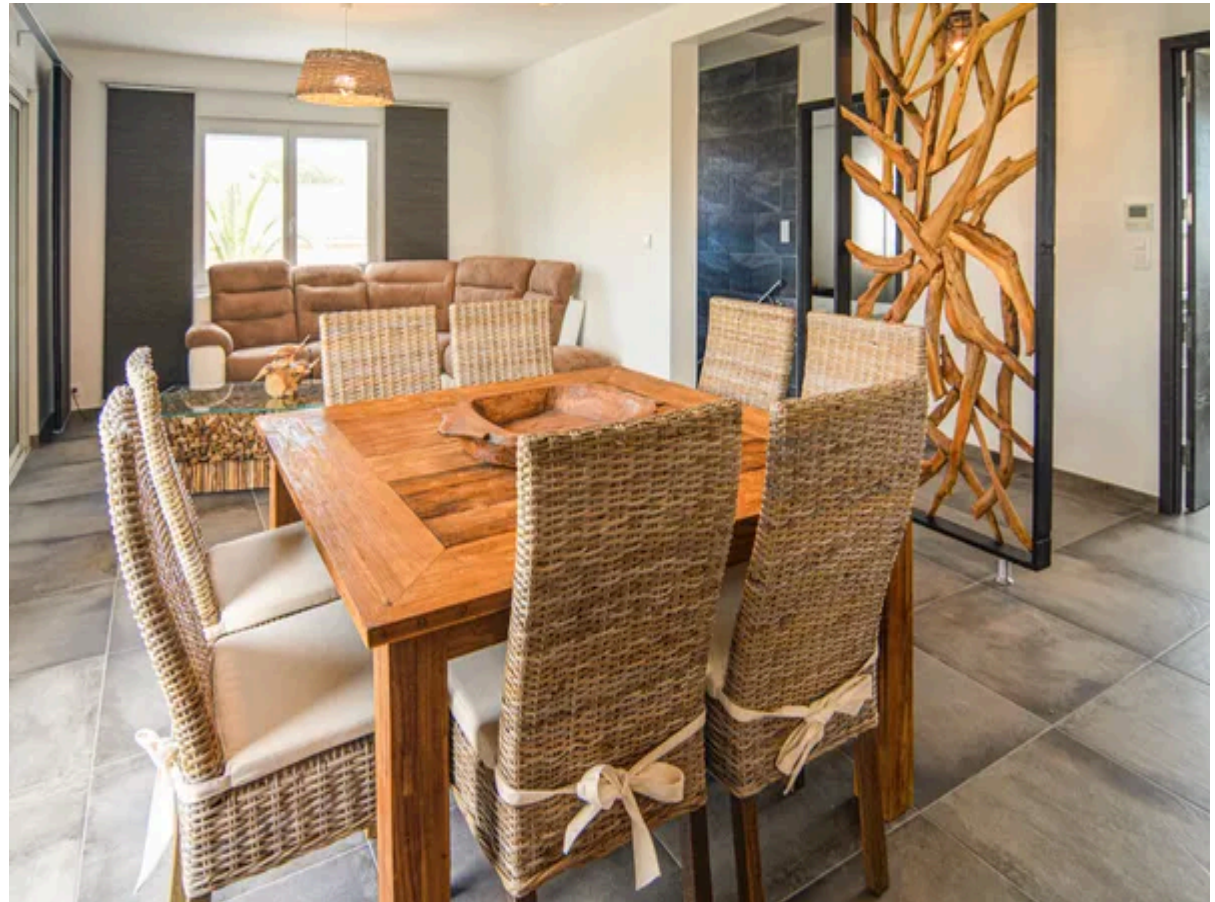
- Second living room
- Bedroom with double bed
- Bedroom with double bed
- Bathroom with shower

### Annexe

- Bedroom with double bed
- Bathroom with shower

## Outside Grounds

- Heated swimming pool (50m<sup>2</sup>)
- Terrace with sun loungers
- Shaded outdoor seating area
- Barbecue
- Fenced garden
- On site parking for two cars



## Location & Local Information

Maison Palmes is situated in a residential area within a popular bathing resort a short drive or cycle, or 30-minute walk, from the beautiful Plage du Grau d'Agde. This long, sandy beach, gently sloping and ideal for children, promises endless seaside fun.

For keen walkers, a visit to Mont Saint-Loup, just a 25-minute drive away, is a must. From the top, you can enjoy sweeping views that stretch from Agde to the Bagnas National Nature Reserve, and northward to the picturesque Thau lagoon, famous for its Bouzigues oysters. This scenic hike provides an enriching family outing, complete with encounters with local wildlife and the aromatic scents of the garrigue.

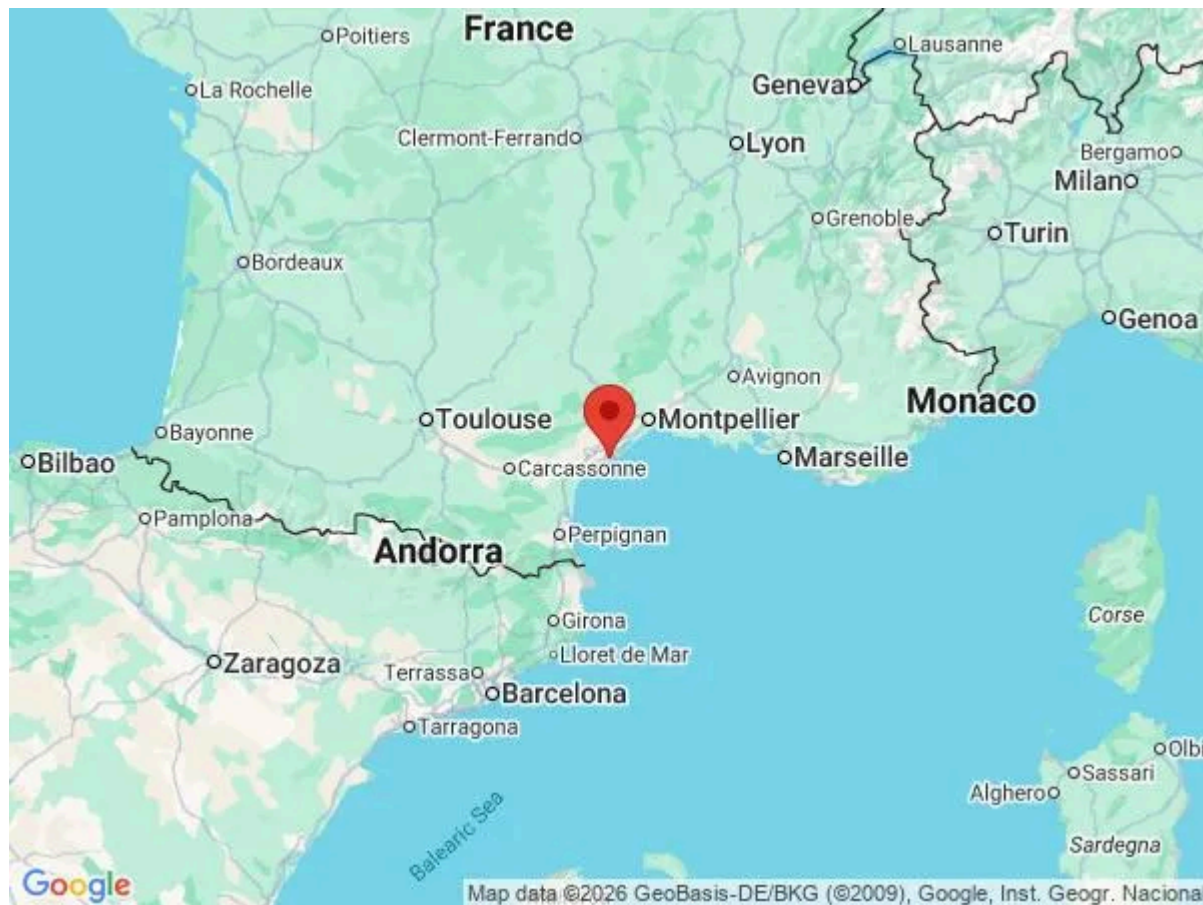
Water sports enthusiasts may opt to visit the sports harbor at Port du Cap d'Agde. Here, you can dive into the crystal-clear waters, set sail on a boat, or try your hand at water skiing. Golf lovers will appreciate the nearby Golf Cap d'Agde, an 18-hole course just ten minutes' drive from the property, offering a challenging game amidst stunning coastal scenery. Tennis courts, both indoor and outdoor, are also available, as well as activities like minigolf, horse riding, fishing, and beach volleyball.

The 16km of interwoven bicycle paths in the Agde region allow you to explore the scenic beauty of the coastline and countryside. The nearby villages and towns are a delight to explore, with local vineyards offering wine tastings and insights into traditional French winemaking. The charming town of Pézenas, known for its artisan shops and vibrant markets, and the picturesque port town of Marseillan, famous for its oysters, are just a short drive away.

The nearby cities are rich with history and charm too. Béziers, with its grand Cathédrale Saint-Nazaire and historic parks, and Sète, the artistic haven and birthplace of poet Georges Brassens, are ideal for day trips. Montpellier, just an hour's drive from Agde, is a vibrant city offering a unique blend of historical landmarks, such as the Place de la Comédie and the medieval old town, perfect for shopping, dining, and soaking in the local culture. Finally, visit to the medieval city of Carcassonne, with its iconic fortifications, is a must for history lovers.

## Local Amenities

Nearest Airport	<b>Béziers Cap d'Agde Airport</b> (13km)
Nearest Airport 2	<b>Montpellier-Méditerranée Airport</b> (69km)
Nearest Train Station	<b>Gare d'Agde</b> (5.5km)
Nearest Town	<b>Agde</b> (3.5km)



Nearest City	<b>Béziers/Montpellier (28km/65km)</b>
Nearest Restaurant	<b>Cap d'Agde (1.5km)</b>
Nearest Supermarket	<b>Agde (3km)</b>
Nearest Beach	<b>Plage du Grau d'Agde (2.5km)</b>
Nearest Tennis	<b>Tennis Padel Cap d'Agde (8km)</b>
Nearest Golf	<b>Golf Cap d'Agde (6km)</b>

---

## What we love

- Step out from this modern home onto the sun-drenched terrace where the sparkling heated pool awaits
- Beautiful sandy Mediterranean beaches can be found just 2.5km from the property, with clear waters perfect for swimming and water sports
- Explore the region's rich history and architectural wonders, such as the fortified city of Carcassonne, and historic towns like Béziers and Sète

## 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.

# Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 4.00 - 6.00 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. 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 be confirmed once we have checked availability with the owner or their property manager. Please note that youth groups (aged 21 and under) are not permitted to rent this property. Cot and high chair available on request.
- **Changeover day:** Sunday from end-June to end-August. Flexible during all other periods.
- **End of stay cleaning:** Extra £147, payable locally. 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:** 7 nights.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool opening dates?:** 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.