

# Domaine Des Pavots

**Region:** Languedoc **Sleeps:** 16

---

## Overview

Immersed in picturesque countryside, just twenty minutes from the enchanting city of Carcassonne, Domaine Des Pavots offers a serene retreat with all the charm of a traditional farmhouse. As you arrive, you will immediately appreciate its convenient location, just a four-minute drive or a pleasant stroll to the local village, where you can find a bakery, grocery store, restaurant, bar, and supermarket.

Stepping inside, you will be greeted by a blend of quality and cosmopolitan style with a touch of Scandinavian influence. The villa holds a prestigious 4-star rating from 'Étoiles de France'. The furnishings are a delightful mix of designs by Johannes Andersen, Ron Arad, Charles and Ray Eames, and Ronan and Erwan Bouroullec. Every corner of the house reveals bespoke pieces crafted specifically for the villa, creating a unique and cohesive look. The walls are adorned with original artworks by local and international artists, adding to the home's artistic ambiance.

The interiors are spacious and welcoming, with large living rooms equipped a TV and Wi-Fi, making it easy to stay connected and entertained. The fully equipped kitchens invite you to cook up a feast, while the games room promises fun for all ages. The villa boasts eight bedrooms and four bathrooms, comfortably accommodating guests in style.

Outside, the villa truly comes into its own. Spanning seven acres, the private grounds are a haven of seclusion. There is a large lawn, a Mediterranean garden bursting with fruit and palm trees, and a verdant woodland area. The gardens, designed by the internationally renowned landscape architect Anna Andreyeva, are a testament to sustainable beauty and biodiversity.



The highlight of the outdoor space is undoubtedly the large, heated pool. The pool house, complete with a shower and WC, adds a touch of practicality. Surrounding the pool is a spacious terrace, perfect for al fresco dining or simply lounging in the sun.

For those who love exploring, Carcassonne offers endless activities, from dining in superb restaurants and café bars to enjoying concerts, festivals, and medieval shows. The Canal du Midi, ideal for cycling and leisurely waterside lunches, and the ancient abbey at Saint-Hilaire, part of the famous Cathar trail, are also nearby. Wine enthusiasts will revel in the opportunity to visit the domains of the Minervois and Corbières appellations.

Just an hour away, the Mediterranean beaches at Narbonne-Plage offer long sandy stretches and excellent opportunities for water sports and windsurfing. Whether you are seeking relaxation, adventure, or a bit of both, Domaine Des Pavots is the perfect holiday haven.

## Facilities

Golf Nearby • Indoor Games • Cots (Cribs) • DVD • Watersports • Tennis Nearby • Table Tennis • Games Room • Wi-Fi/Internet • Laptop Friendly Workspace • Chef/Cook Available • Wellness • Board games • Children's videos/DVDs • Children's books • Swings • Trampoline • Slide • Private Pool • Pool Safety Feature • Heated Pool • Bikes • Ideal for Babies & Toddlers • Ideal for Kids • Baby bath • Pushchair • Ideal for Teens • Pets on Request • <1hr to Airport • Washing Machine • Dishwasher • Microwave • TV • Outdoor Games • Table Football • Pool/Snooker • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

(a) Whole House (16 guests)

(b) East Wing (6 guests)

(c) West Wing (10 guests)

*Please note that from approximately mid-December to start-January, only the full property is available to book.*

## Interiors

### West Wing Ground Floor

- Entrance hallway
- Kitchen with range cooker, dishwasher, fridge and microwave
- Dining room with large table and chairs and wood-burner
- Library
- Drinks fridge and freezer
- Living room with sofas and chairs and wood-burner. TV and DVD player
- Games room with pool table, board games and DVD's
- Laundry room with commercial washing machine
- Separate WC

### West Wing First Floor

- Bedroom 1, king-size double with ensuite WC, bath / shower and hand basin
- Bedroom 2, two singles
- Bedroom 3, double
- Bedroom 4, king-size double
- Bedroom 5, double
- Separate bathroom with WC, bath, separate shower and hand basin

### East Wing Ground Floor

- Kitchen with washing machine, dishwasher, electric oven, gas hob, microwave and fridge
- Dining table and chairs for 6
- Living room with sofas and chairs

### East Wing First Floor

- Bedroom 6, double with ensuite WC, bath / shower and twin hand basin
- Bedroom 7, two singles
- Bedroom 8, double
- Separate bathroom with WC, bath / shower and twin hand basin

## Outside Grounds

- Private heated swimming pool (28°C) 12m x 5m with roman steps and sun terrace with loungers
- 7 acres of private grounds with lawned garden, fruit and palm trees. Mediterranean plants and flowers and woodland
- Terraces and gardens surrounding the property with open views
- Lots of shaded areas and a huge lawned garden for children's games
- Pool house with shower and WC
- Poolside shower
- Table tennis



- Dining tables and chairs in the pool area and beside the gate
- Weber gas barbecue on the site's terrace
- Private drive and plenty of parking

#### **Facilities**

- Fitness bench and weights



# Location & Local Information

Domaine Des Pavots is situated in the serene countryside, just twenty minutes from the historic city of Carcassonne, making it an ideal holiday destination. This traditional farmhouse is conveniently located only a four-minute drive or an easy walk from a charming village equipped with essential amenities, including a bakery, grocery store, restaurant, bar, and supermarket.

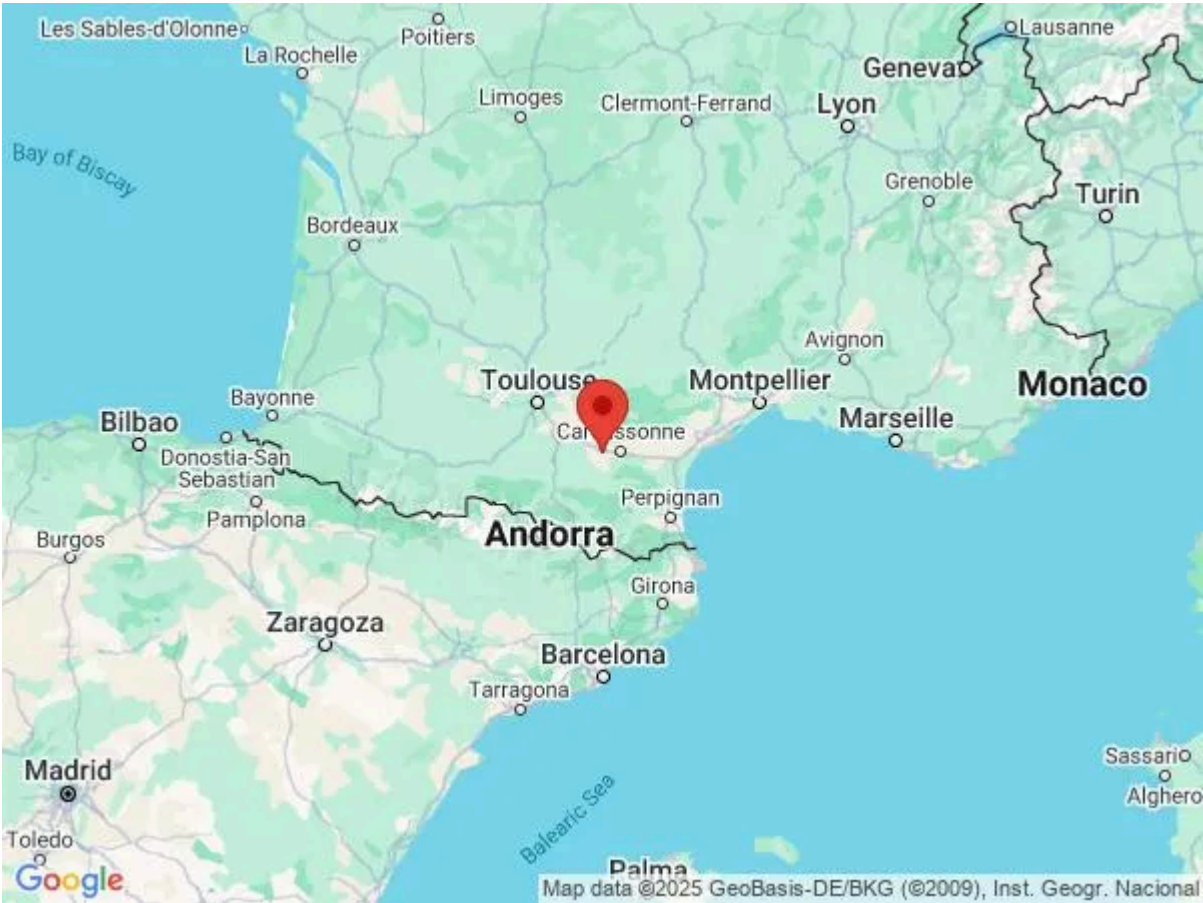
The region offers a wealth of activities and attractions. Carcassonne, renowned for its medieval citadel, hosts superb restaurants, vibrant café bars, and a range of cultural events, including concerts, festivals, and medieval shows. The surrounding countryside is perfect for walking and hiking, with picturesque landscapes and the Canal du Midi providing ideal cycling paths and scenic spots for waterside lunches.

Wine enthusiasts will appreciate the proximity to the Minervois and Corbières wine regions, known for their exceptional vintages. History buffs can explore the nearby Cathar trail, including the ancient abbey at Saint-Hilaire, just eight kilometres away. For those seeking sun and sand, the Mediterranean beaches at Narbonne-Plage are an hour's drive away, offering opportunities for water sports and relaxation.

Domaine Des Pavots combines the stillness of rural life with easy access to a variety of attractions, making it a perfect base for a memorable holiday.

## Local Amenities

Nearest Airport	Carcassonne Airport (13km)
Nearest Airport 2	Toulouse Airport (89km)
Nearest Village	(3km)
Nearest City	Carcassonne (18km)



Nearest Restaurant	(3km)
Nearest Shop	Grocery shop (3km)
Nearest Golf	Golf de Carcassone (18km)
Nearest Tennis	Tennis Club Lauragais (8km)
Nearest Beach	Narbonne Plage (96km)

## What we love

- Just twenty minutes from Carcassonne, it is a perfect blend of countryside charm and city convenience, with the nearest neighbours 1km away.
- Nearby village amenities include a bakery, grocery store, and more, all within a short walk.
- Enjoy the scenic Canal du Midi for cycling and picturesque waterside lunches.
- The *Domaine* offers stunning vistas, including south facing views of the foothills of the Pyrenees.

## What you should know...

- Please note that children under the age of 16 must be accompanied by an adult when using the pool.
- A car is essential to make the most of the rural surroundings.
- Whilst there is no air-conditioning, the old stone walls keep the *Domaine* cool in the warmer months.
- The English house manager lives locally, should you need any assistance during your visit.
- There are 3 capacity options:
  - (1) **Whole House (16 guests)**.
  - (2) **East Wing (6 guests)** - please note that there will be no other guests in the West Wing i.e. fully private, except for the owners who may be there from time to time.
  - (3) **West Wing (10 guests)** - please note that there will be no other guests in the East Wing i.e. fully private, except for the owners who may be there from time to time.
- If booking option 2 or 3, please note that the owner will share access to the pool, BBQ area and games room if they are staying in the other wing of the property at the time.
- Short stays may be possible of high season on request when renting capacity options (b) or (c) - please enquire for pricing.
- Please note that only the entire house is available to rent during high season.

# Terms & Conditions

- **Security deposit:** €500 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, however fair usage policy applies. Excess of €5 per day charged extra, only applies in colder months (October - May).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Maximum 1 dog permitted on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Cots, highchairs and stair gates are available on request. Weddings, stag/hen parties and any special events are not allowed. Please note that when renting a lower capacity option i.e. one of the wings, the rest of the property will remain empty, except for the owners who will be there from time to time. Please note that children under the age of 16 must be accompanied by an adult when using the swimming pool. Please note that from approximately mid-December to start-January, only the full property is available to book.
- **Changeover day:** Saturday - other changeover days may be possible on request outside of high season.
- **End of stay cleaning available?:** No. €200, payable locally on arrival. 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?:** Outside only.
- **Minimum stay:** 7 nights during high season - please note that only the entire house is available to rent during this period. 3 nights may be possible on request outside of high season when renting capacity options (b) or (c). Please see Facilities tab for more details and enquire for pricing.
- **Heating costs included?:** Please see 'Energy costs included?' tab.
- **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 in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately start-June to start-November. 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.