

# Maison Marguerite

**Region:** Languedoc   **Sleeps:** 10

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## Overview

Look out towards vineyards, wooded hills and even the snow-capped Pyrenees, perhaps with a glass of local sparkling wine in hand, as you enjoy quality time with family or friends at this newly renovated villa with private swimming pool on the edge of Limoux, just half an hour from Carcassonne.

Enter Maison Marguerite and admire the living spaces across the split-level ground floor with characterfully tiled floors, wood beams and modern furnishings. The comfortable lounge features a 65" Smart TV with Netflix, a traditional fireplace and French doors opening out to a garden terrace whilst the contemporary kitchen is beautifully styled and very well equipped.

This attractive French holiday home welcomes up to 10 guests across its five bedrooms. There are two doubles and a shower room on the ground floor alongside three more double bedrooms upstairs, each one with an en suite bath/shower room. Each bedroom is pretty with simple décor alongside modern touches, some enjoying lovely views from the covered upper terrace. Guests also benefit from air-conditioning in the lounge and three upstairs bedrooms.

A few steps away is the swimming pool and decked terrace with sun loungers, an outdoor lounge and al-fresco dining area next to the summer kitchen and barbecue. A fine place to spend time with your family and friends making the most of the relaxing valley vistas.

You can also catch a glimpse of Limoux's old town from the villa's hillside setting. You can walk to central Limoux in around 1.7km (if you don't mind the steep hill on the way back) or it's a very short drive. En route pass a highly regarded winery producing the region's famous



Blanquette de Limoux using traditional methods – tastings (and purchases) can be arranged.

As well as its wine, riverside Limoux is also loved for its Friday morning market on Place de la République, a beautiful arcaded square with shady plane trees and restaurant terraces overlooking the fountain. This is where the Limoux Carnival takes place from January to early March although there's plenty going on during the summer months as well. Look out for the Tour de France passing through Limoux or close by!

Discover canoeing and kayaking along the Aude River, lovely long walks through the countryside, cycling trails between villages and towns as well as more challenging hikes in the foothills of the Pyrenees. There's even skiing within an hour in the winter months. Come across Cathar castles, picturesque market towns and gorgeous scenery. Lac de Montbel is only half an hour away with its summer beach, swimming, tree-top adventures and watersports.

Then there's Carcassonne and La Cité Médiévale, a UNESCO World Heritage site. Once you have been enchanted by the medieval citadel, one of France's most visited destinations, enjoy a meal in one of La Bastide Saint-Louis' bustling restaurants or take a boat trip along Le Canal du Midi – this amazing historic city offers a wealth of experiences for everyone.

## Facilities

Indoor Games • Wi-Fi/Internet • Golf Nearby • Air-Con • Special Offer • Has Discount • Villa • Tennis Nearby • Cots (Cribs) • Private Pool • Pool Safety Feature • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Pets on Request • <1hr to Airport • Ground Floor Bed & Bath • Smart TV • Pool/Snooker • Heating • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Maison Interiors

### *Ground Floor (split-level, some steps)*

- Entrance and porch
- Open-plan lounge (via steps) with air-conditioning and French doors leading to garden terrace
- Open-plan dining area
- Open-plan kitchen, equipped to a high standard
- Utility room
- Shower room and WC
- Bedroom with double bed
- Bedroom with double bed

### *First Floor*

- Bedroom with double bed, air-conditioning, access to upper terrace and en suite bathroom
- Bedroom with double bed, air-conditioning, access to upper terrace and en suite bathroom on mezzanine level (via stairs from the bedroom)
- Bedroom with double bed, air-conditioning, access to upper terrace and en suite bathroom

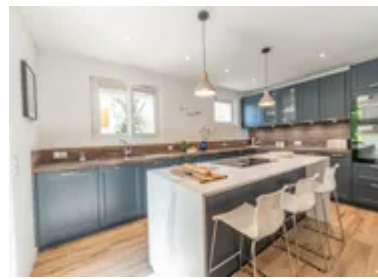
*Bedrooms either feature standard double beds or king-size double beds*

## Outside Grounds

- Swimming pool (10x5m, depth: 1-2.4m) with safety cover. Open approximately May to beginning of October
- Poolside terrace with sun loungers
- Covered terrace with al-fresco dining area and lounge
- Summer kitchen with large gas barbecue, fridge and sink
- Surrounding garden/grounds (not levelled)
- Large driveway and parking (several cars)

## Other Facilities

- Air-conditioning (lounge and upstairs bedrooms only)





# Location & Local Information

Maison Marguerite is located on a hillside on the edge of Limoux, a beautiful historic town by the banks of the Aude River. Carcassonne Airport is only half an hour away or you could fly into Toulouse, Béziers or Perpignan, all around 90-120 minutes by car. Limoux has its own train station with regional departures towards Carcassonne and Quillan.

From the villa you can see vineyards in one direction and vistas towards Limoux's old town in another. On a clear day you may even be able to see the peaks of the snow-capped Pyrenees. It is possible to walk into central Limoux (1.7km) as long as you don't mind the steep hill on the way back. En route pass a highly-regarded winery where tastings can be arranged (guests also receive a discount when purchasing wine).

Indeed, wine-growing is part of Limoux's rich heritage – vines were first introduced to the region in the 5th century BC before the monks from Abbaye de Saint-Hilaire (14km) started producing the area's famous sparkling wine in the 1500s. Blanquette de Limoux is still made using traditional methods and enjoyed across the town – sit back on a restaurant terrace overlooking the fountain on Place de la Republique and watch the world go by with a glass in hand. Indeed, there is a bustling restaurant and bar scene on the square and surrounding streets.

The main square also hosts a colourful Friday morning market and it's where the heart of the action takes place during Limoux's traditional winter carnival on weekends from January to March, the longest carnival in the world! In July and August there is a charming artisan market on Tuesday evenings.

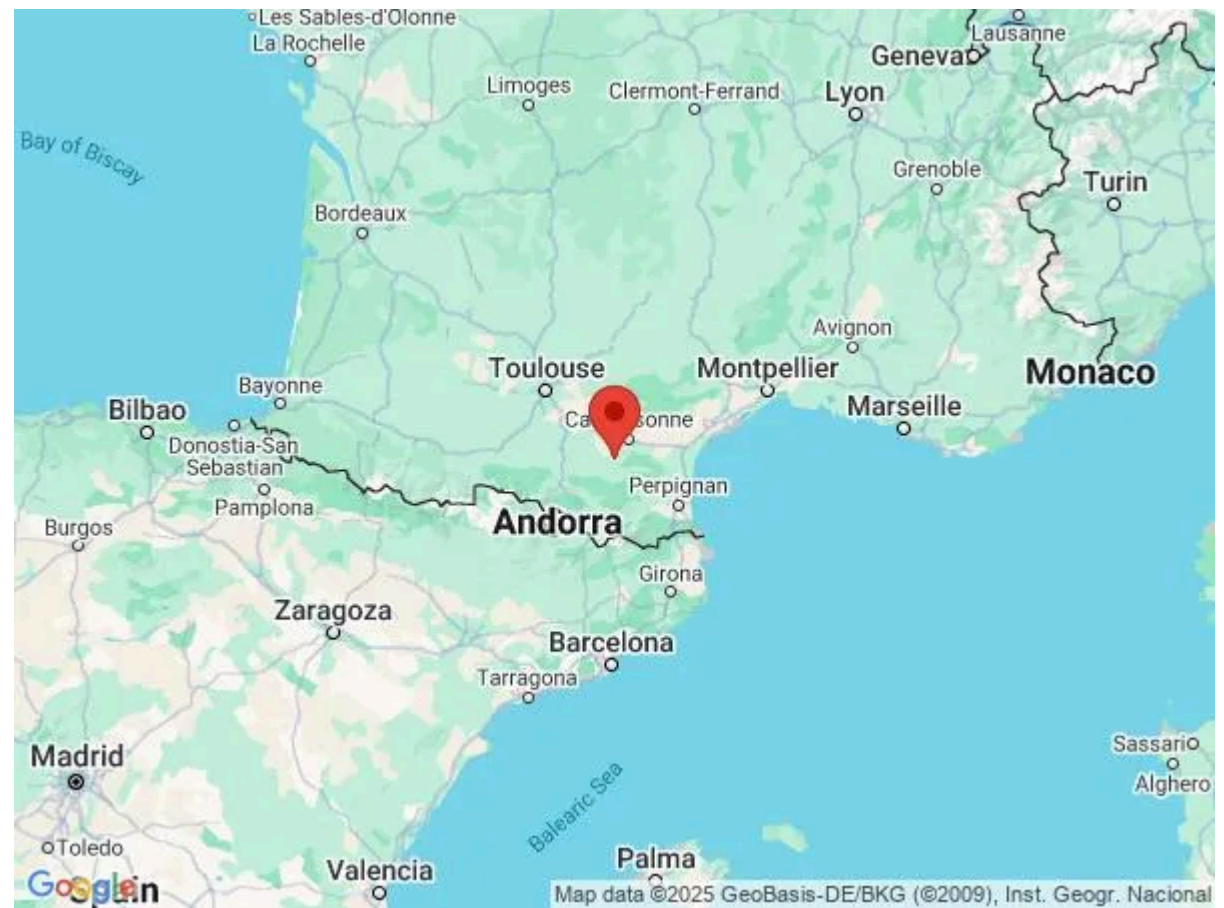
Stroll to the Aude River to cross the Pont-Neuf bridge, then look back to admire Église Saint-Martin, a riverside church dating back to the 12th century. There are several small museums across the historic town whilst the impressive Basilique Notre-Dame-de-Marceille is a 10-minute drive away.

Meanwhile, the surrounding countryside offers horse-riding, various cycling trails, wonderful walks alongside summer canoeing/kayaking along the Aude River near Alet-les-Bains and Couiza. Challenging hikes are within easy reach including the GR367 Cathar trail (passing near Puivert around half an hour away). Lac de Montbel (30km) is a picture-perfect spot for walking, fishing, summer swimming and seasonal water-based activities. Don't forget that the Tour de France passes through or close to Limoux.

Market lovers shouldn't miss the Monday morning market in the pretty town of Mirepoix (33km) or the bustling market three mornings a week in medieval Foix (68km), also home to the incredible Château de Foix. Look out for stunning Cathar castles across the region including Les Quatre Châteaux de Lastours (45km), Châteaude Montségur (52km) and Château de Quéribus (73km).

Not forgetting the most famous historic site in southern France, La Cité Médiévale in Carcassonne only half an hour away by car. As well as exploring the UNESCO World Heritage site, take time to soak up the ambience of La Bastide Saint-Louis with its café terraces, wine-bars and markets before walking, cycling or even boating along Le Canal du Midi.

The historic city of Narbonne (88km) is a great highlight of the region whilst the coast is just a little further. If staying in the winter months, note that skiing



Local Amenities

Nearest Airport	Carcassonne Airport (26km)
Nearest Airport 2	Perpignan Airport (94km)
Nearest Airport 3	Toulouse-Blagnac Airport/Béziers Airport (109km/130km)
Nearest Train Station	Gare Limoux (2.5km)
Nearest Town	Limoux (1.7km)
Nearest Restaurant	Limoux (1.7km)
Nearest Supermarket	(1.5km)
Nearest Tennis	Tennis Club de Limoux (3km)
Nearest City	Carcassonne (27km)
Nearest Golf	Golf de Carcassonne (23km)
Nearest Beach	Narbonne Plage (103km)

## What we love

- Sip sparkling Blanquette de Limoux from your poolside terrace accompanied by valley views of vineyards and wooded hills
- Recently refurbished, there's a modern feel throughout alongside plenty of traditional charm
- Just down the road is a highly regarded winery that produces Blanquette de Limoux using ancestral methods – tastings can be arranged
- Limoux is so loved for its beautiful arcaded square, home to restaurant terraces, plane trees and the bustling Friday morning market
- It's fantastic being only half an hour from Carcassonne's medieval citadel, one of France's most visited destinations
- You can also reach the Languedoc coastline in just over an hour for a relaxing day by the Mediterranean

## What you should know...

- Air-conditioning is featured in three bedrooms (upstairs) and the lounge area.
- Located on a hillside on the edge of Limoux, it is possible to walk into the historic town, around 1.7km away, as long as you don't mind the steep hill on the way back. A car is still necessary to be able to fully explore.
- There are two bedrooms and a shower room on the ground floor, however guests do need to be able to manage a few steps in and around the house.

# 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:** 11.00 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:** Weddings, stag/hen parties and any special events are not allowed. A travel cot and a highchair are available on request. Air-conditioning is featured in three bedrooms only (upstairs) and the lounge area. The two downstairs bedrooms do not have air-conditioning. For all two-week bookings they will do a linen change a week after arrival.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax is included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to the beginning of 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.