# Villa Signado

**Region:** Languedoc **Sleeps:** 12

## Overview

On the edge of the charming village of Portiragnes and just minutes by car from golden Mediterranean beaches, Villa Signado is a contemporary escape designed for effortless summer living. Set behind private gates, this detached villa combines modern interiors with generous outdoor space, offering a perfect balance of comfort and proximity to the region's most alluring attractions.

Inside, the villa unfolds across two main levels, each space thoughtfully laid out with air-conditioning throughout. The open-plan kitchen and dining area form the villa's sociable centre, complete with American-style fridge freezer, breakfast bar and direct access to the terrace, whilst the split-level lounge awaits just below. The six bedrooms, including two with ensuite bathrooms, offer flexible accommodation for up to 12 guests, with attractive décor and space to unwind after long summer days.

Outside, a heated swimming pool stretches 11.5 metres across, bordered by a decked terrace and framed by lawns dotted with palms and fruit trees. Long, leisurely lunches come naturally, prepared in the poolside summer kitchen, where a barbecue, fridge-freezer and dishwasher make al-fresco dining a daily ritual. A boules pitch adds a touch of southern French charm.

Portiragnes itself is a delight. A leisurely 1km stroll brings you to the heart of the bustling village with a bakery, grocer, cafés and regular markets filled with regional produce. The Canal du Midi is also moments away, perfect for long cycle rides along its tree-lined towpath.

Just a ten-minute drive leads to the wide, family-friendly beaches of the Languedoc coast, where shallow waters and miles of sand set the scene for unforgettable seaside days.

Whether exploring Béziers' flower market, sailing from Cap d'Agde, cycling along the Canal du Midi or savouring oysters in Sète, Villa Signado places you at the heart of it all.









## Facilities

<1hr to Airport • Pure France • Villa • Boat Trips • Sailing • Cycling • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Walk to Village • Air-Con • Private Pool • Wine Tasting • Heated Pool • Beach Nearby • Modern • Parking Space • Pool Safety Feature • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Microwave • Boules/Petanque

# Interior & Grounds









**Villa Interiors**

*Main Level (split-level)*

- Entrance (via steps)
- Open-plan living room with TV and Wi-Fi internet and doors opening to poolside terrace
- Open-plan raised kitchen-dining room with dining table and bar with stools. Kitchen well-equipped with American-style fridge-freezer, oven, hob and microwave, dishwasher. Door opens to terrace
- Utility room with washing machine and dryer
- Bedroom 1 with double bed
- Bathroom with WC, bath/shower and sink
- Bedroom 2 with double bed and ensuite shower room with shower and sink
- Bedroom 3 with bunk bed
- Separate WC

*Upstairs (via open-tread modern staircase)*

- Mezzanine hallway
- Bedroom 4 with double bed and en suite shower room with WC, shower and sink
- Bedroom 5 with double bed leading through to Bedroom 6 (partially open) with single bed and pull-out single bed

**there is a current separating bedrooms 5 and 6*

**Outside Grounds**

- Heated swimming pool (15x5m)
- Poolside terrace and chairs
- Pool house and summer kitchen with barbecue, fridge freezer, dishwasher and dining area
- Private garden with lawn and fruit trees
- Boules pitch
- Private drive and parking

# Location & Local Information

Located in a residential area on the edge of Portiragnes, Villa Signado offers the perfect base to explore the vibrant Languedoc coast. Béziers Cap d'Agde Airport is just over a five-minute drive away whilst the glorious beaches of the Languedoc coast are only 10 minutes by car.

The charming village of Portiragnes (1km), just a leisurely stroll from the villa, captures the essence of traditional southern France, complete with a bakery, grocer, wine outlet, a traditional market three mornings a week and summer festivals that bring the community to life. Whether you're sipping a morning espresso at the local café or browsing fresh produce at the market, everyday moments here feel authentically French.

Nature lovers and cyclists will relish the village's close proximity to the Canal du Midi. This UNESCO-listed waterway, shaded by plane trees and lined with towpaths, is ideal for scenic cycle rides, peaceful strolls or boat-watching over a glass of local wine.

Just 5km away, you'll find the golden sands of Portiragnes Plage, an award-winning beach ideal for families and sunseekers alike. With its shallow waters and seasonal lifeguarded areas, it's the perfect spot to spend a leisurely day. For those craving variety, the sweeping coastal stretch from Sérignan Plage to Cap d'Agde offers a range of beach experiences, from quiet, untamed dunes to lively promenades and water parks like Aqualand.

The nearby city of Béziers (12.5km) is rich in history and local flair, with its imposing cathedral, bustling Friday flower market, and the famous August 'Feria' festival, a dazzling celebration of music, dance and bullfighting.

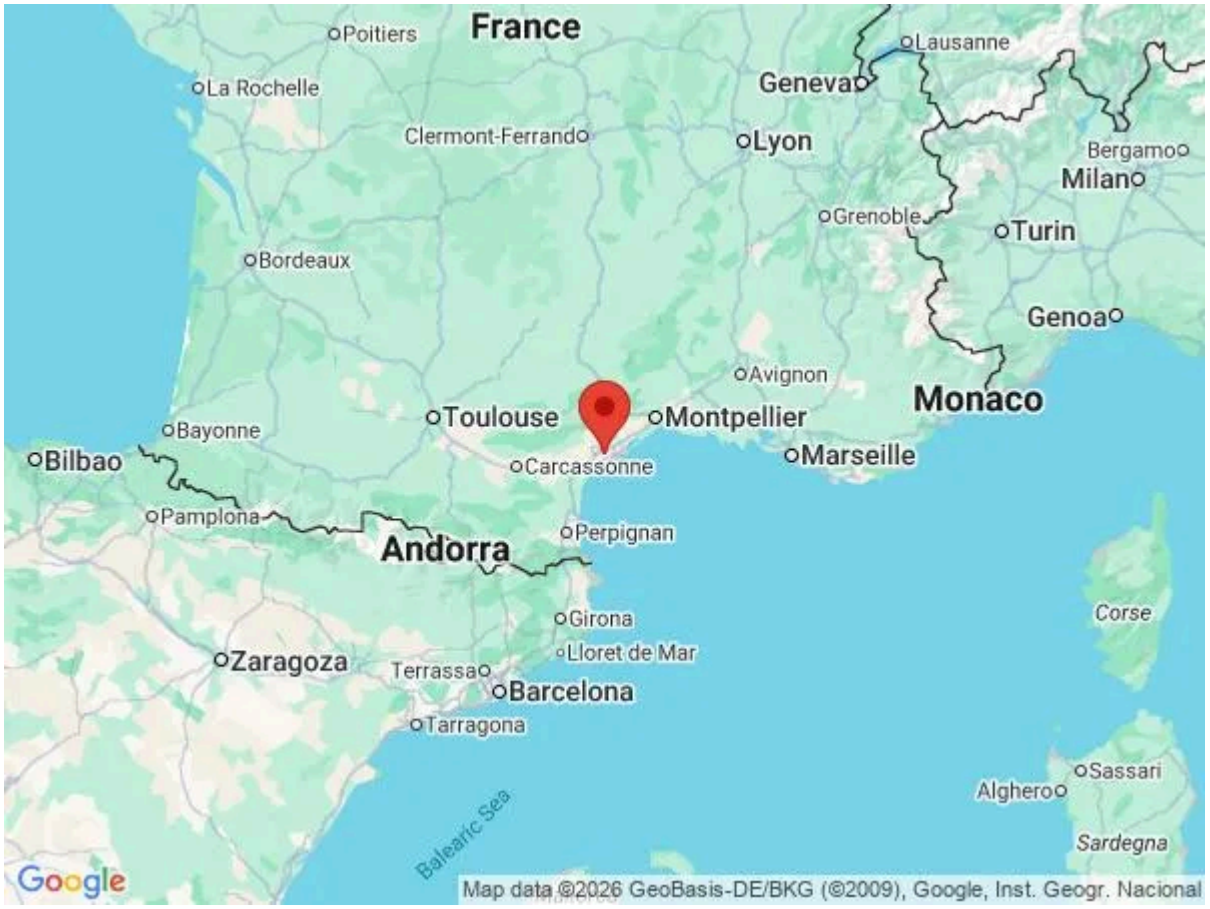
For a taste of the region's renowned terroir, local vineyards offer wine-tasting experiences just a short drive away. The Languedoc is France's largest wine-producing area, and Portiragnes is perfectly placed for sampling its bold reds, crisp whites and refreshing rosés.

Day trips to the atmospheric places like Agde (14km) and Sète (53km) reveal a different side of Languedoc life, with seafood straight from the boat, chic harbourside dining and winding streets made for wandering.

From beach days and vineyard tours to canal rides and cultural festivals, Villa Signado is a gateway to the very best of southern France, all within easy reach of your doorstep.

## Local Amenities

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| Nearest Airport | **Aéroport de Béziers - Cap d'Agde en Languedoc (4.5km)** |
| Nearest Airport 2 | **Montpellier-Méditerranée Airport (73km)** |
| Nearest Airport 3 | **Carcassonne Airport (105km)** |










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| Nearest Beach | **Plage Sérignan (7km)** |
| Nearest City | **Montpellier (69km)** |
| Nearest Golf | **Golf de Béziers Saint-Thomas (19km)** |
| Nearest Restaurant | **Portiragnes (1km)** |
| Nearest Supermarket | **Portiragnes (1.5km)** |
| Nearest Town | **Béziers (12km)** |
| Nearest Train Station | **Gare de Vias (9km)** |
| Nearest Village | **Portiragnes (1km)** |

# What we love

- This is a much-loved villa with contemporary interiors and a gorgeous swimming pool beside the swaying palms
- Prepare feasts in the poolside summer kitchen with its barbecue and fridge to keep drinks cool
- It's great to be able to walk to the charming village of Portiragnes with its café, restaurant, bakery and traditional market three mornings a week
- Enjoy leisurely cycle rides along the tree-lined Canal du Midi, also just moments away
- The beautiful Languedoc coastline is only 10 minutes by car

# What you should know...

- Villa Signado sleeps up to 12 guests across five/six bedrooms – please note that Bedroom 5 leads through to Bedroom 6 (partially open) which features a single bed and a pull-out single bed, ideal for a family – please see the "Layout" tab for details.
- If travelling with children, please note that the main floor is split level and there is a unique open-tread staircase upstairs. Please see the photos so you can check its suitability for your family.

# Terms & Conditions

- **Security deposit:** €750 charged to client's credit card by Oliver's Travels 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.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **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 to Oliver's Travels at the time of balance payment.
- **Pool towels included?:** Not included.
- **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.