Le Domaine De Servian

Region: Languedoc **Sleeps:** 8

Overview

A contemporary villa surrounded by 15 hectares of vineyards, Le Domaine de Servian is a superb holiday home in the heart of Languedoc's wine country. With bright interiors and modern comforts, days unfold between poolside aperitifs and al-fresco meals overlooking the vines.

Inside, a triple-aspect living space invites effortless flow between cooking, dining and relaxing. Large windows open to vine-covered views beyond the pool, while a fully equipped kitchen with central island makes entertaining easy. Four bedrooms offer restful sleeping quarters, including one double with its own shower room alongside a family bathroom with both bath and walk-in shower. With air-conditioning throughout and Canal+ TV, every detail has been considered for a comfortable stay.

Outside, the 10-metre pool is a standout feature, edged by sun loungers and a large, shallow 'plage' entry ideal for toddlers or a cooling evening drink. The dining terrace creates the perfect settings for long lunches or evening barbecues. Guests can enjoy a game of boules or table tennis, then unwind overlooking the glorious vines.

A scenic 2km walk or cycle ride via a new pedestrian/bike path brings you into the bustling village of Servian where you will find a great range of amenities. For beach days, the Mediterranean coast is just 30 minutes away, with Vias Plage and Cap d'Agde offering family-friendly sands, water sports and lively seaside dining.

Whether gathering for a summer holiday or planning a wine getaway with friends, Le Domaine de Servian promises a stay where modern living meets the beauty of southern France.

Facilities

Ideal for Kids • Historical Sites • Watersports • Tennis Nearby • <1hr to Airport • Walking/Hiking Paths • Cycling • Villa • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Pure France • Pets on Request • Modern • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Dishwasher • Microwave • Satellite TV • Boules/Petanque

Interior & Grounds

House Interiors (via steps)

- Open-plan living and dining area with TV (Canal+ satellite channels) and Wi-Fi internet via USB (provided). Doors open to terrace and garden
- Open-plan kitchen with central island and stools, well-equipped including fridge freezer, wine freezer, oven and hob, dishwasher, washing machine, dryer and microwave
- Bedroom 1 with double bed and ensuite shower room with shower and sink
- Bedroom 2 with double bed
- Bedroom 3 with double bed (or two singles)
- Separate WC
- Bathroom with corner bath/shower, separate shower and sink
- Bedroom 4 with double bed

Outside Grounds

- Swimming pool (10x6x4m, depth: 1.5m) with shallow entry 'plage' area
- Poolside sun loungers
- Shaded dining terrace with barbecue
- Open dining terrace
- Conservatory furniture; table and armchairs
- Table tennis and boules court
- Set amid 15 hectares of vineyards
- Gated drive and parking

Location & Local Information

Set amid the open countryside of Languedoc, this modern villa boasts an enviable position overlooking rolling vineyards, just a stroll, cycle or drive from the large village of Servian (2km) and only 25km from Béziers Cap d'Agde Airport. There are two neighbouring properties (including Villa Lizea (https://www.oliverstravels.com/france/languedoc/villa-lizea)).

A dedicated pedestrian/bike path leads directly near the property to the village, where daily life unfolds around you. For those travelling by car, the villa is a mere 170 metres from the road connecting Servian and Bassan. Within Servian, you'll find a good range of amenities such as a butcher, bakery, a small handful of restaurants/take-away/pop-up trucks, an independent grocers and a well-stocked supermarket on the village outskirts. Oenophiles will be delighted by the various wine producers based in or near the village, while other nearby activities include horse riding and tennis.

Additional amenities await in Magalas (9km), a characterful medieval town draped in the charm of southern France, surrounded by vineyard-dotted countryside. A little farther afield, the dynamic town of Pézenas (23km) offers an enticing mix of artisan workshops, antique emporiums and a renowned Saturday market that dates back to the 14th century. During the warmer months, the town hosts a lively programme of open-air concerts and festivals set amidst its Renaissance-era streets and architecture.

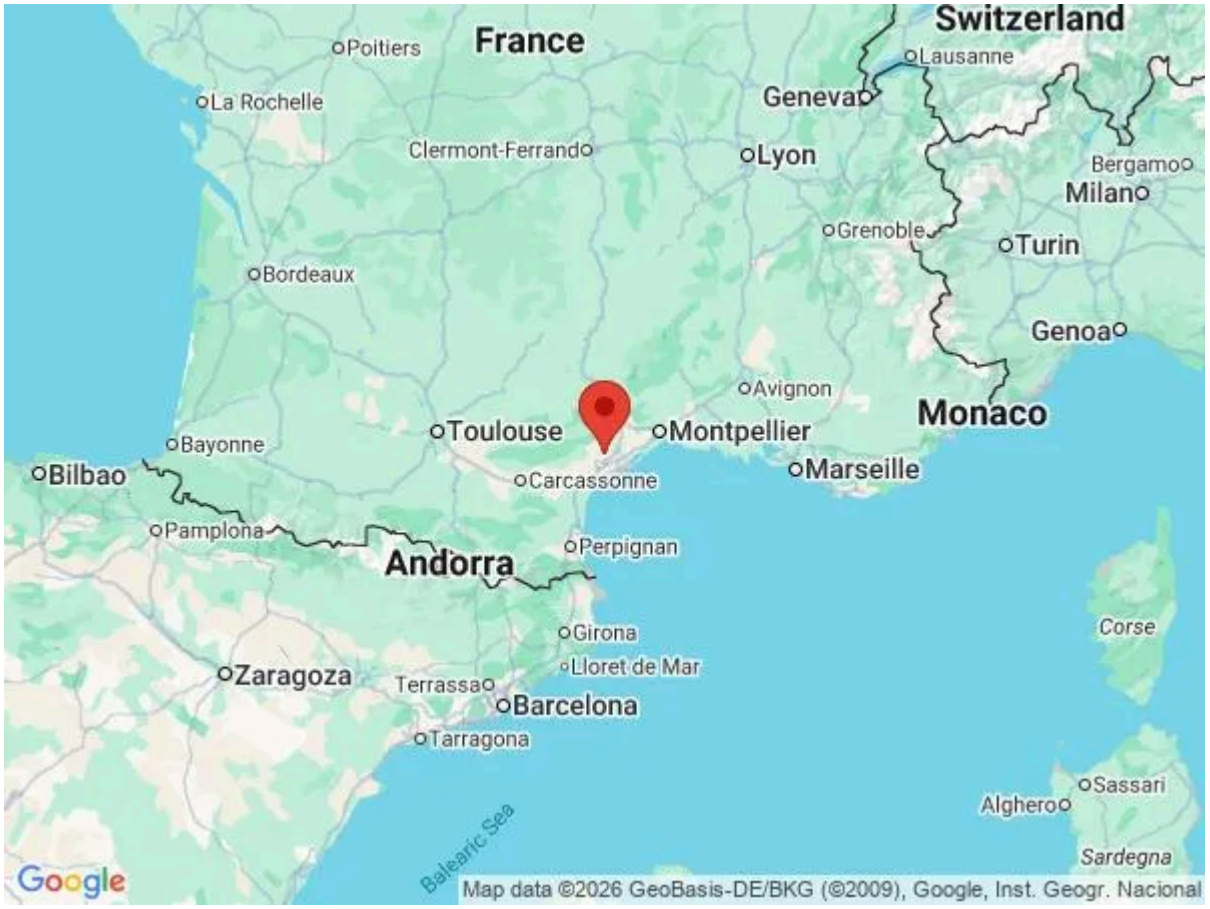
Just 12km from the villa lies Béziers, a vibrant town known for its dramatic cathedral, sweeping vistas and one of the largest flower markets in the region. The picturesque Canal du Midi, a UNESCO World Heritage site, weaves its way through the area, ideal for leisurely boat trips or shaded cycling adventures. For those craving action, canoeing along the nearby Orb River is a memorable way to immerse yourself in the local landscape.

When it comes to the coast, there's no shortage of options. The family-friendly sands of Vias Plage are around a 30-minute drive away, offering beach cafés, golden shores and amusements, while Cap d'Agde (30km) adds a splash of glamour with its seafront dining, golf course, aquarium and buzzing nightlife.

Whether you're drawn to rustic village life, cultural exploration or the allure of the Mediterranean, this beautifully located villa offers the perfect base to savour the charms of southern France.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (25km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (72km)**
Nearest City	**Montpellier (80km)**



Nearest Golf	**Golf de Béziers Saint-Thomas (8km)**
Nearest Restaurant	**Servian (2km)**
Nearest Town/City	**Béziers (12.5km)**
Nearest Train Station	**Magalas (8.5km)**
Nearest Village	**Servian (2km)**
Nearest Supermarket	**Servian (3.5km)**

What we love

- Set among 15 hectares of Languedoc vineyards, this modern villa offers sweeping views
- Enjoy seamless indoor-outdoor living with air-conditioning, open-plan interiors and stylish design throughout
- Unwind by the private pool or dine al fresco on the terrace with picturesque vineyard backdrops
- Cycle into Servian for fresh croissants, groceries and typical village life
- Explore nearby Pézenas, Béziers and the sandy beaches of Vias Plage – all just a short drive away

What you should know...

- This is a superb countryside setting with glorious vineyard views. However, please note that it's not completely secluded and there are two other properties within the estate (including Villa Lizea (https://www.oliverstravels.com/france/languedoc/villa-lizea)).

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:** 9.00 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.
- **Changeover day:** Saturday in high season. Flexible during all other periods.
- **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.
- **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.