La Villa Valente

Region: Languedoc **Sleeps:** 6

Overview

Set on a south-facing hillside on the edge of the medieval village of Gabian, Villa Valente opens onto lovely views of vine-striped hills and village rooftops. Surrounded by a sloping Mediterranean garden dotted with palms, pines and flowering shrubs, this welcoming villa offers a wonderful holiday home in the heart of the Languedoc region.

Step into the open-plan living space, where glass doors slide open to the charming terrace. Attractive furnishings and cool tiled floors flow through a light-filled lounge, dining area and well-equipped kitchen. Here, days revolve around the inviting 10-metre private pool, where the sun loungers set the stage for relaxed afternoons. Enjoy leisurely meals al-fresco by the barbecue, or challenge friends and family to a game of boules as the sky turns rose-gold.

All on one level, the villa is well suited for families and small groups, sleeping six guests in three comfortable bedrooms, including a king-size double room and two twins. A family bathroom and separate WC ensure convenience, while Wi-Fi, TV, toys and games make this a place as suited to rest as it is to recreation.

Tucked away at the end of a cul-de-sac with private parking, the villa remains just a short stroll from Gabian's local café-bar, bakery and grocery store. The nearby town of Pézenas offers bustling markets, artisan shops and excellent restaurants, while the Mediterranean's vast sandy beaches lie around half an hour away. Explore historic abbeys, cycle through vineyard-lined backroads or paddle through gorges by canoe - this region is rich in beauty and activity.

For those seeking an inviting base with effortless access to authentic village life, striking scenery and the sea beyond, Villa Valente offers a timeless Southern French escape.









Facilities

Walking/Hiking Paths • Pure France • Boat Trips • Cycling • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • <1hr to Airport • Walk to Village • Fishing • Wine Tasting • Private Pool • Parking Space • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher • Microwave • Heating • Boules/Petanque

Interior & Grounds

Villa Interiors

- Open-plan living area with TV, DVD player, Wi-Fi, iPod dock, games and toys
- Open-plan kitchen and dining area, well-equipped including hob, oven, washing machine, fridge-freezer, microwave, dishwasher and dining table. Doors open to dining terrace
- Bedroom 1 with two single beds
- Bedroom 2 with king-size double bed
- Bedroom 3 with two single beds
- Shower room with shower and sink
- Separate WC

Outside Grounds (some steps)

- Swimming pool (10x4m) with steps
- Poolside sun loungers and outdoor shower
- Dining terrace with barbecue
- Breakfast terrace
- Mediterranean garden (500 m²) with palm trees, mature trees, vines, plants and flowers (sloping grounds)
- Large boules pitch
- Private drive and parking









Location & Local Information

Perched on a south-facing hillside near the edge of the medieval village of Gabian, Villa Valente enjoys a great location in the heart of the Languedoc wine country. Set at the end of a cul-de-sac in a residential area with a handful of neighbouring homes, the villa offers lovely views over the surrounding vineyards and rolling countryside.

Gabian itself, with its narrow streets and ancient ramparts, has everything you need within a 700m walk - a bakery, café-bar-restaurant, grocery store and pharmacy.

The celebrated market town of Pézenas is just 15 minutes away by car and makes for an ideal morning out with its artisan boutiques, antiques shops and vibrant Saturday market. Nearby Magalas (9km) and Roujan (4km) offer further shops, restaurants and transport links. Wine lovers are perfectly placed to explore the surrounding appellations, with acclaimed vineyards and tasting cellars dotted throughout the region, from Gabian itself to the celebrated wine villages of Faugères and Saint-Chinian.

When it's time to explore further afield, the options are endless. A 30 to 40-minute drive brings you to the Mediterranean coast, where you can enjoy a beach day at Cap d'Agde or the quieter stretches of Marseillan Plage. The fishing village of Bouzigues (37km), perched on the edge of the Étang de Thau lagoon, is famed for its oysters and relaxed waterfront dining. For those drawn to cultural charm, the port town of Sète (50km), Béziers' historic heart and canal walks (23km), and the pilgrimage village of Saint-Guilhem-le-Désert (45km) all offer captivating day trips.

Outdoor enthusiasts will find plenty to enjoy nearby. Hike or bike directly into the surrounding hills, swim in a local river or nearby reservoir, or spend the day at Lac du Salagou (32km), known for its striking red earth and summer watersports opportunities. From canoeing through dramatic gorges to exploring hilltop castles and abbeys, the region invites exploration at every turn.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (40km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (80km)**
Nearest City	**Montpellier (76km)**
Nearest Golf	**Golf de Béziers Saint-Thomas (19km)**
Nearest Restaurant	**Gabian (750m)**









Nearest Shop	**Boulangerie Patisserie (600m)**
Nearest Town/City	**Béziers (22.5km)**
Nearest Train Station	**Magalas (8.5km)**
Nearest Village	**Gabian (700m)**
Nearest Supermarket	**Roujan (5km)**

What we love

- Stylish open-plan interiors flow seamlessly onto the terrace, perfect for indoor-outdoor living
- Relax by the 10-metre private pool, surrounded by lovely Mediterranean gardens
- Fire up the barbecue, play a game of boules, or unwind with a glass of local wine as the sun sets
- Families will especially appreciate the single-level layout
- Just a short stroll to Gabian's bakery and restaurant-bar, with historic Pézenas, Languedoc vineyards and sandy beaches within easy reach

What you should know...

- Even though you can walk to the village's bakery, grocery store and restaurant-bar, a car is necessary to be able to reach supermarkets and to explore the wider region.

Terms & Conditions

- **Security deposit:** €500 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.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Pool towels included?:** Yes.

- **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.