Maison Mascarille

Region: Languedoc **Sleeps:** 11

Overview

On the very edge of Pézenas, Maison Mascarille reveals itself as a rare find in this much-loved Languedoc town. A renovated family home with a generous lawned garden and a private pool, it offers the ease of village living just a short stroll from artisan shops, cafés and the bustle of the famous Saturday morning market. Step inside to discover six bedrooms, an attractive living space and charming terraces made for long meals overlooking the garden and swimming pool.

The interiors are spacious and inviting, thoughtfully designed for family gatherings or holidays with friends. A bright open-plan living area connects effortlessly with a fully equipped kitchen, both flowing out onto the main terrace with steps down to the verdant garden and swimming pool below.

Each of the six bedrooms is air-conditioned for warm summer nights, and four sleek bathrooms add a sense of comfort and ease. Outside, the private garden is especially wonderful for such a centrally located house, offering room to dine al-fresco, swim in the pool or simply unwind.

From breakfast on the terrace to afternoons by the pool and al-fresco dinners on warm summer evenings, every corner of the outdoor grounds invites relaxation. Children can play on the lawn while adults watch-on, perhaps accompanied by a glass of local wine. For those who need to stay connected, the house is equipped with Wi-Fi and UK satellite TV, whilst a garage provides parking for four cars.

In just a couple of minutes on foot you will reach the historic heart of Pézenas, one of the region's cultural gems. Cobbled streets weave through Renaissance architecture, artisan ateliers and sun-drenched cafés. The Saturday market is a must, overflowing with colour and local flavour, and look out for a wealth of vibrant festivities during the height of the summer.

When the sea calls, a 20 to 30-minute drive brings you to the sandy shores of Marseillan Plage or the vibrant beach scene at Cap d'Agde, where watersports, golf and beachfront dining await. You are also well placed for visiting wine villages, vineyards and oyster farms or venture a little further afield to the likes of Béziers and the Canal du Midi.









Facilities

<1hr to Airport • Pure France • Villa • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Walking/Hiking Paths • Walk to Village • Air-Con • Fishing • Recommended • Wine Tasting • Private Pool • Ground Floor Bed & Bath • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities

• Tourist Towns & Villages • TV • Garage • DVD • Dishwasher • Microwave • Satellite TV • Heating

Interior & Grounds

House Interiors

- Entrance hall.
- Open-plan living and dining area TV (UK satellite channels), DVD player, iPod dock and Wi-Fi internet. Doors open to terrace and garden
- Open-plan kitchen, well-equipped with fridge freezer, dishwasher, washing machine, gas range, oven and microwave. Door opens to dining terrace and garden
- WC and sink
- Bedroom 1 with double bed, air-conditioning and ensuite shower room with shower and sink

First Floor

- Bedroom 2 with double bed, air-conditioning, door opening to terrace (overlooking pool and garden) and en suite bathroom with WC, bath/shower, separate shower and twin sinks
- Bedroom 3 with single bed and air-conditioning
- Bedroom 4 with double bed and air-conditioning
- Separate WC
- Shower room with shower and sink
- Bedroom 5 with two single beds and air-conditioning
- Bedroom 6 with two single beds and air-conditioning
- Separate WC
- Bathroom with shower, bath/shower and twin sink
- Living/reading room with fridge and door opening to terrace (overlooking pool and garden)

Outside Grounds (with steps)

- Swimming pool (9x4m) with Roman steps
- Poolside terrace and sun loungers
- Dining terrace with shaded table and chairs for 12
- Barbecue
- First-floor terrace (75m2) with table and chairs (overlooking pool and garden below)
- Enclosed, lawned garden (approximately 2,000 m2)
- Garage for 4 cars

Other Facilities

- Air-conditioning (except living area)









Location & Local Information

On the edge of Pézenas, Maison Mascarille is located in an especially convenient position just a 5-minute walk to the heart of Pézenas. It is rare to find a holiday home with such a lovely garden and pool so close to the historic centre. Set on the main road leading to the Languedoc village of Nizas (6.5km), you only need to cross the road (near a small river), walk across a bridge and you will find yourself in central Pézenas within 400m.

Pézenas is a town steeped in charm, its cobbled streets and grand 17th-century façades evoking the days when Molière once graced its stages. Today, its cultural spirit lives on through summer festivals, street performances, artisan workshops and the vibrant Saturday market that spills across town from dawn till dusk.

From Maison Mascarille, you'll find every convenience within easy reach – a rich choice of traditional restaurants and numerous pavement cafés ideal for leisurely people-watching. The old quarter is a treasure trove of brocante stores and boutiques, while the surrounding wine country offers opportunities for vineyard tours and tastings in nearby villages such as Montagnac (6km), Caux (7km) and Neffiès (12km). Just minutes away, you'll be sipping fine Picpoul or Muscat beneath the Languedoc sun.

When the call of the coast beckons, the golden sands of Marseillan Plage (24km), Sérignan Plage (33km) and lively Cap d'Agde (27km) are all within a 30 to 40-minute drive. Whether you prefer quiet stretches or buzzing beach scenes, there's something for every mood. Cap d'Agde also offers a wide array of attractions, from golf and watersports to the popular Aqualand water park and a bustling marina lined with cafés and shops.

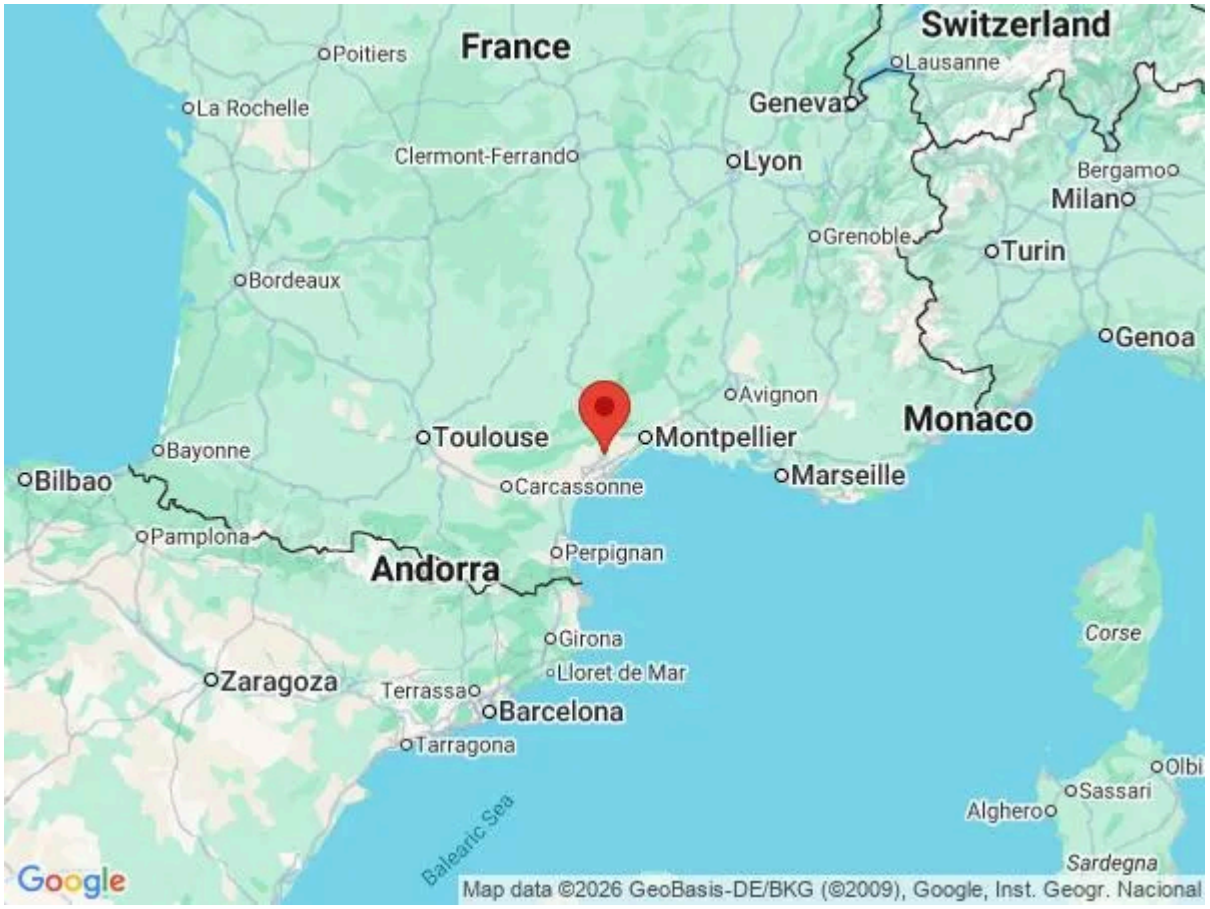
Meanwhile, the shimmering Etang de Thau lagoon provides a slower pace, ideal for oyster tasting, scenic boat trips, and soaking up the charm of harbourside villages like Bouzigues (23km) and Marseillan (18km).

For wider adventures, Béziers (25km) and Montpellier (56km) promise excellent shopping and rich urban culture, while the nearby Canal du Midi offers picturesque walks and cycle routes. Outdoor lovers can explore scenic hiking on the Mourgettes trail or enjoy freshwater swimming at Lake Salagou (30km).

Further afield, day trips to Carcassonne, the Pont du Gard or the Camargue reveal the region's astonishing diversity – from medieval citadels to flamingo-filled wetlands.

Local Amenities

Nearest Airport	**Béziers - Cap d'Agde Airport (27km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (67km)**
Nearest Beach	**Vias Plage (23km)**









Nearest Golf	**Golf de Béziers Saint-Thomas (17km)**
Nearest Restaurant	**Pézenas (Short walk)**
Nearest Town	**Pézenas (0km)**
Nearest Town/City	**Béziers (24km)**
Nearest Train Station	**Magalas (20km)**
Nearest Village	**Nizas (6.5km)**
Nearest Supermarket	**Pézenas (3km)**

What we love

- It's rare to find a house with such a spacious garden and swimming pool, yet a very short stroll to the heart of the historic town of Pézenas
- There's air-conditioning across all six bedrooms
- Walk to the heart of Pézenas in just a few minutes for morning coffee on pavement cafes, pretty shops, great restaurants and the famous Saturday morning market
- Check out Les Estivales de Pézenas on vibrant Friday evenings in July and August
- A fine base for exploring the Languedoc region from wine villages and vineyards to the sandy shores of the Mediterranean

What you should know...

- Air-conditioning is featured in all bedrooms but not in the living-dining area.

Terms & Conditions

- **Security deposit:** €400 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:** Air-conditioning is featured in all bedrooms but not in the living-dining area.

- **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.

- **Other 2:** Weddings, stag/hen parties and any special events are 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.