La Montade

Region: Languedoc **Sleeps:** 6

Overview

La Montade sits near the edge of a traditional Minervois village and enjoys glorious views that sweep across vines and gently undulating hills. The shaded terrace, where long lunches stretch into golden evenings, and the private swimming pool both make the most of this vantage point.

Inside, the home exudes a warm, unpretentious style that exudes comfort and simple charm. With its high-ceilinged living area and air-conditioned bedrooms, the house accommodates up to 6 guests with ease. The open-plan living and dining space leads directly onto the shaded terrace, creating a relaxed flow ideal for slow days. The attractive kitchen is well equipped for family meals, and the lounge offers a cosy retreat after the sun sets with its UK satellite TV and DVD player.

There are three bedrooms across two levels, including a double bedroom on the main upper level with its own bath and walk-in shower, a bedroom with 2 single beds and a double bedroom and shower room downstairs. Outdoors, the enclosed garden provides a delightful space to make the most of the pool. Afterwards, unwind with a chilled glass of Languedoc wine on your shaded terrace beside the barbecue.

Located in the Hérault village of Aigues-Vives, just a short walk brings you to essential amenities, from a bakery and grocery store to two local restaurants. Venture slightly further by car and you'll discover the atmospheric hamlets of La Caunette and Aigne, as well as bustling Olonzac with its lively Tuesday morning market and café culture.

Whether you're heading to Carcassonne for the day or cycling beside the Canal du Midi, returning to your garden and terrace at La Montade always feels like coming home.



Facilities

Villa • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Historical Sites • Cycling • Private Pool • Wine Tasting • Fishing • Air-Con • Pure France • Cots (Cribs) • Pool Safety Feature • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Rafting • High Chair(s)







Interior & Grounds









House Interiors

- Open-plan living and dining area with wood-burning stove, TV (UK satellite channels), DVD and CD player and Wi-Fi internet. Doors open to terrace
- Kitchen, well-equipped with dishwasher, washing machine/dryer, fridge freezer, electric oven, gas hob and microwave. Door opens to terrace
- WC and sink
- Bedroom 1 with double bed, air-conditioning and ensuite bathroom with WC, separate walk-in shower, bath, bidet and sink

Lower Floor (via open-tread stairs)

- Bedroom 2 with two single beds and air-conditioning
- Bedroom 3 with double bed and air-conditioning
- Shower room with WC, walk-in shower and sink
- Street entrance

Outside Grounds

- Swimming pool (8.5x4.5m, depth: 1.8m with entry stairs)
- Poolside terrace with sun loungers and dining area
- Shaded and open dining terrace with barbecue
- Enclosed garden
- Private off road parking

Other Facilities

- Air-conditioning (bedrooms only)

Location & Local Information

In the Hérault department, on the edge of the picturesque village of Aigues-Vives in the Hérault, La Montade is located in the heart of the Minervois wine region, within an hour of both Carcassonne and Béziers Airports.

Just a short stroll from the village centre, guests have easy access to essential amenities including a bakery, café-bar-restaurant and two restaurants. The surrounding scenery is classic southern France - vineyards, country lanes and open skies that stretch across this unspoilt corner of Languedoc.

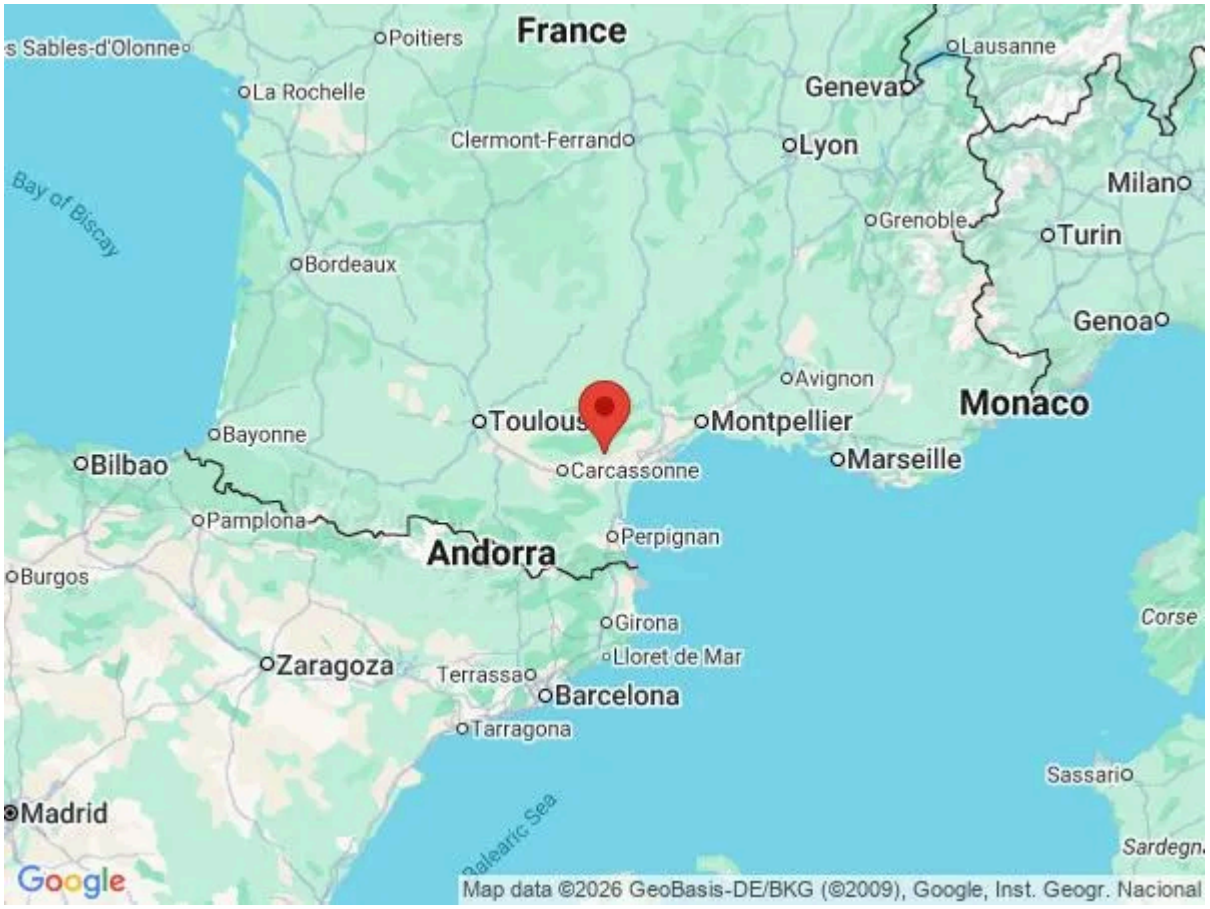
The nearby villages/hamlets of La Caunette (4km) and Aigne (2km) offer further culinary delights, while Olonzac (10km) comes alive on Tuesday mornings with its bustling traditional market. From artisan produce to vibrant local crafts, it's a must for anyone seeking authentic regional flavour. Meanwhile, wine lovers will be in heaven across the Languedoc region, with endless opportunities for tastings in renowned appellations such as Minervois, Corbières and Fitou.

For days out, the options are as varied as they are inspiring. The medieval village of Minerve (8km), dramatically perched above deep limestone gorges, is only a short drive and offers an unforgettable blend of natural beauty and Cathar history. Le Somail (12km), one of the prettiest spots along the Canal du Midi, invites lazy walks or bike rides beside the water, while boat trips provide a peaceful way to soak in the scenery.

Aigues-Vives is also ideally placed for exploring Carcassonne's iconic citadel (50km), the Roman heritage of Narbonne (25km), and the atmospheric streets of Béziers (40km). For a complete change of pace, Mediterranean beaches such as Narbonne Plage (43km) are also just under an hour away, offering vast sands and a range of watersports.

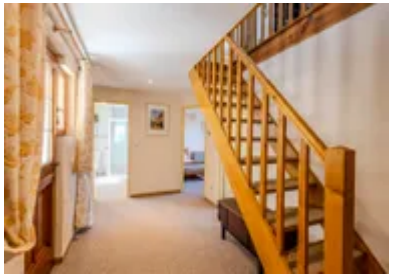
Local Amenities

Nearest Airport	**Carcassonne Airport (57km)**
Nearest Airport 2	**Béziers Cap d'Agde Airport (57.5km)**
Nearest Airport 3	**Montpellier-Méditerranée Airport (113km)**
Nearest City	**Béziers (40km)**
Nearest Golf	**Golf de la Barouge (54km)**
Nearest Restaurant	**Aigues-Vives (350m)**









Nearest Town	**Lézignan-Corbières (21.5km)**
Nearest Train Station	**Lézignan-Corbières (23km)**
Nearest Village	**Aigues-Vives (0km)**
Nearest Supermarket	**Aigues-Vives (300m)**

What we love

- Bask in lovely views from the shaded terrace and swimming pool
- All three bedrooms benefit from air-conditioning
- It's a great location – just a 200m stroll from Aigues-Vives with its bakery, grocery store and local restaurants
- A superb base for exploring the Languedoc region from vineyards and market towns to the pretty village of Minerve and Le Canal du Midi
- Day trips include Carcassonne and Narbonne or venture to the Mediterranean for wonderful sandy beaches

What you should know...

- Air-conditioning is featured in the bedrooms only.
- If staying with young children, supervision is needed on the open-tread stairs leading down to the lower level bedrooms.

Terms & Conditions

- **Security deposit:** €300 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 the bedrooms only.

- **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?:** Yes.

- **Pool opening dates?:** The pool is open from approximately May to end-September. 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.