# Mas De Caludette

**Region:** Languedoc **Sleeps:** 6

## Overview

In a residential neighbourhood very close to the historic heart of Pézenas, Mas De Caludette is an attractively renovated detached home where contemporary comfort meets Southern French charm. Behind its modest façade lies a bright, welcoming interior designed for relaxed family living. A leisurely 10-minute stroll brings you to the winding streets of Pézenas' celebrated old town, where Renaissance buildings frame inviting shops, open-air cafés and vibrant market stalls.

Inside, the house flows comfortably over two levels. The ground floor features a stylish kitchen with central island, a dining area with air-conditioning and a cosy yet comfortable living room with TV (UK channels). Upstairs, the master bedroom includes its own balcony and an impressive ensuite with both bath and shower. Two additional bedrooms, one double and one twin, are thoughtfully laid out with access to a shower room. Every bedroom is air-conditioned, ensuring restful nights throughout the warmer months.

Outside, the dining terrace sets the tone for long lunches and evening barbecues, framed by a fenced garden and flowers. The swimming pool glistens to the side of the dining terrace, offering a refreshing escape after a morning at the market or a day by the sea. With gated off-road parking and a bakery and supermarket just a five-minute walk away, everyday ease is part of the experience.

Pézenas is one of the Languedoc's most treasured towns, known for its culture, history and artisan flair. The Saturday market is a spectacle in itself, spilling through the town's honey-toned streets, while summertime festivals, concerts and exhibitions bring a vibrant rhythm to local life. Sandy beaches await just 20 to 30 minutes south, from the family-friendly shores of Vias-Plage to the cosmopolitan buzz of Cap d'Agde.

Whether you're wandering through antique shops or sharing stories over rosé near the pool, Mas De Caludette is a wonderful base for exploring the many historic towns, wine villages and beaches of this part of southern France.









## Facilities

Walk to Village • Pure France • Villa • Cycling • Tennis Nearby • Historical Sites • Watersports • <1hr to Airport • Walking/Hiking Paths • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher • Microwave • Satellite TV • Aquarium • Water park • Fenced Grounds

# Interior & Grounds

**Maison Interiors**

- Entrance hall
- Living room with TV (UK channels), DVD and Wi-Fi internet
- Open-plan dining area with air-conditioning and door to terrace and garden (via steps)
- Kitchen with central island and stools, well-equipped including washing machine, dishwasher, oven and hob, fridge freezer and microwave
- Separate WC

*First Floor*

- Bedroom 1 with double bed, air-conditioning, door to balcony and ensuite bathroom with WC, bath/shower, separate shower and sink
- WC and sink
- Bedroom 2 with double bed and air-conditioning
- Bedroom 3 with two single beds and air-conditioning
- Shower room with shower and sink

**Outside Grounds**

- Swimming pool (8x4m, depth: 1.5m)
- Shaded dining terrace with barbecue
- Fenced front and rear garden
- Gated, off-road parking









# Location & Local Information

In a residential neighbourhood just a leisurely stroll from the heart of Pézenas, Mas De Caludette offers a fantastic gateway to one of Languedoc's most enchanting towns. Even closer than the old quarter, a supermarket and bakery is only 5 minutes on foot and you are also very close to Parc Sans Souci.

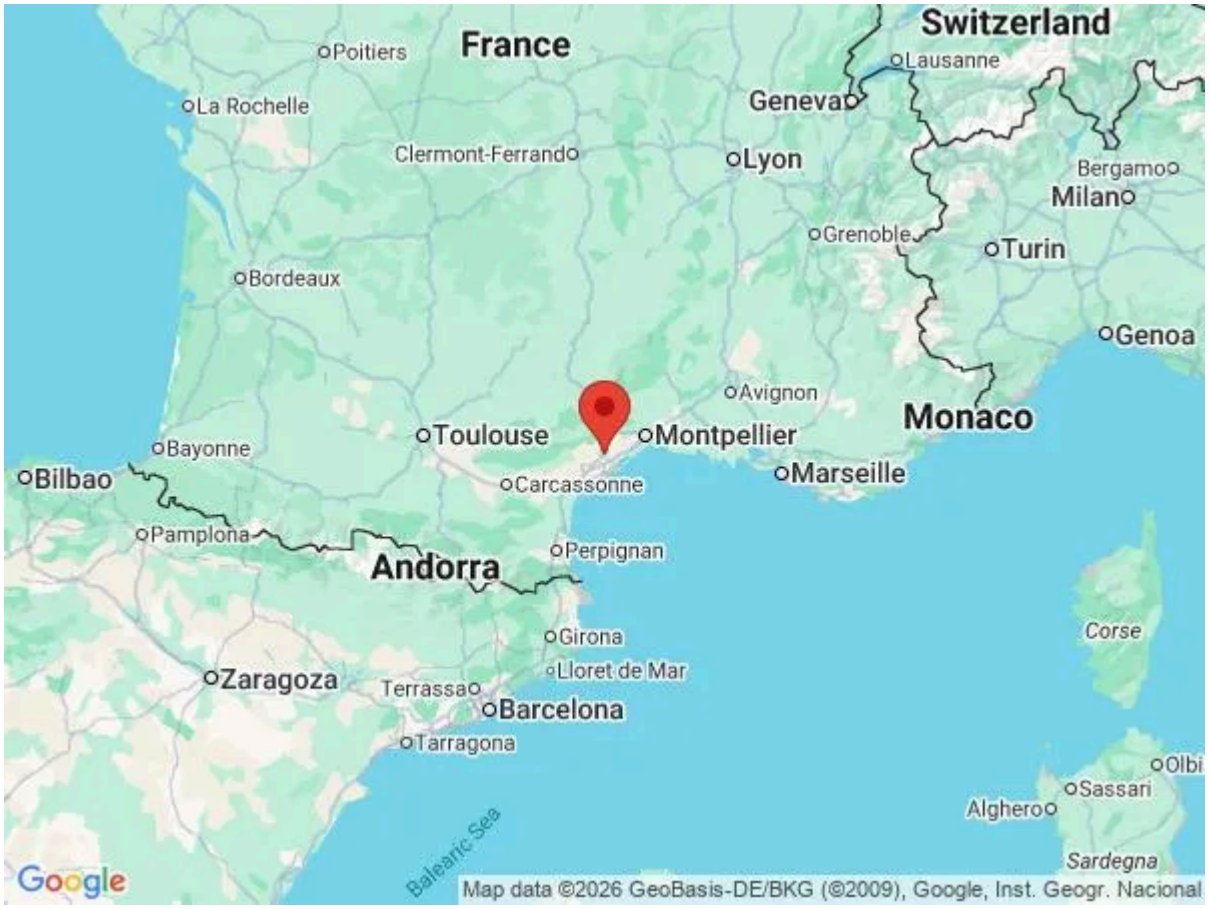
Renowned for its winding cobbled streets, grand Renaissance mansions and rich artistic heritage, Pézenas is often referred to as the 'Versailles of Languedoc'. From June through September, the town brims with life - festivals, open-air theatre, exhibitions and vibrant costume parades fill its historic centre. The Saturday market is a must: overflowing with local produce, crafts and *brocante* treasures, it's a weekly celebration of southern French living.

For seaside pleasures, the golden Mediterranean coast is just 20 to 30 minutes south. Choose the family-friendly buzz of Vias Plage or explore the more tranquil sands of Marseillan Plage and Sérignan Plage. Cap d'Agde delivers action and entertainment with its waterparks, aquariums, golf, shopping and boat tours.

Inland, a day trip to Béziers reveals grand boulevards, a soaring cathedral and one of the region's finest flower markets every Friday. Nearby, the tranquil Canal du Midi offers leisurely bike rides and barge cruises through pretty villages and vineyards.

Wine lovers are spoilt for choice, with Languedoc's celebrated vineyards so close. Discover characterful wine villages, sample local vintages or take a tour of the iconic Noilly Prat cellars in Marseillan, half an hour away.

Whether you're soaking up Pézenas' artistic soul, exploring coastal delights or wandering through vineyard-cloaked hillsides, Mas De Caludette is your practical and stylish base for discovering the heart of Languedoc.










## Local Amenities

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| Nearest Airport | **Béziers Cap d'Agde Airport (26km)** |
| Nearest Airport 2 | **Montpellier-Méditerranée Airport (66km)** |
| Nearest City | **Montpellier (64km)** |
| Nearest Golf | **Golf de Béziers Saint-Thomas (15km)** |
| Nearest Restaurant | **Pézenas (650m)** |
| Nearest Town | **Mèze (21km)** |

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| Nearest Town/City | **Béziers (23km)** |
| Nearest Train Station | **Magalas (20.5km)** |
| Nearest Village | **Pézenas (850m)** |
| Nearest Supermarket | **Pézenas (1km)** |

# What we love

- Just a 10-minute walk to Pézenas' historic old town, filled with Renaissance charm, inviting restaurants and its famous Saturday morning market
- All three bedrooms feature air-conditioning, including a master double with a balcony and en suite bathroom
- Cool off in the private swimming pool or unwind on the dining terrace with a barbecue
- Walk to the local bakery and supermarket in minutes, or drive to sandy beaches like Vias-Plage and Cap d'Agde in under half an hour
- This region is wonderful for oenophiles with vineyards and wine villages within easy reach

# What you should know...

- Air-conditioning is featured in the dining room and bedrooms only.

# 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:** Air-conditioning is featured in the dining room and 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?:** 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.