

# Maison La Fontaine

**Region:** Languedoc **Sleeps:** 8

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## Overview

Maison La Fontaine is a beautifully renovated, four-bedroom villa located in the medieval village of Cailhavel, just 30 minutes from Carcassonne. Set against a backdrop of open fields with far-reaching views of the Pyrénées, this charming home offers a relaxing escape in the heart of the Aude countryside.

The villa is arranged over three floors and comfortably sleeps up to 8 guests. The ground floor features a spacious kitchen and dining area, a welcoming living room with a TV. On the first floor, you'll find three well-appointed bedrooms – two with ensuite bathrooms – plus a large family bathroom. The top-floor loft space offers additional living space with two double beds and two single beds, ideal for children or a family group.

Outside, a shaded dining terrace overlooks the private pool and offers a perfect setting for al fresco meals. An open barn houses a table tennis table, and there's private parking on site. Nearby villages such as Belvèze, Montréal, Bram, and Limoux offer all necessary amenities, while Carcassonne's citadel and cultural attractions are just a short drive away. Both Carcassonne and Toulouse airports are easily accessible.



## Facilities

Cycling • Romantic • Walk to Village • Walking/Hiking Paths • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Golf Nearby • Go-Karting • Paragliding • Boat Trips • Wellness • Villa • Bookable For 2027 • Pure France • Fishing • Ideal for Kids • Wine Tasting • Private Pool • Ideal for Teens • Wow Factor • Cots (Cribs) • Beach Nearby • Instagrammable • <1hr to Airport • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Lakes and Mountains • BBQ • Rural Location • Easy By Train • Washing Machine • Outstanding Landscapes • Coffee Machine • Nearby Church/Chapel • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • DVD • Dishwasher • Microwave • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Villa Interiors

### Ground floor

- Fully-equipped kitchen with fridge, freezer, oven, hob, microwave and dishwasher
- Adjoining barn with washing machine and dryer
- Guest WC

### First floor

- Bedroom with king-size bed
- Bathroom with bathtub, shower, sink and WC
- Bedroom with double bed and ensuite bathroom with bathtub, separate shower, WC and sink
- Bedroom with double bed and ensuite bathroom with shower, WC and sink

### Second floor (open-plan loft)

- Living area with TV
- Bedroom with two double beds and two single beds

## Outside Grounds

- Private swimming pool (9m x 4.5m) with pool cover
- Sun terrace and loungers
- Half an acre of private grounds
- Dining terrace
- Barbecue
- Open barn with table tennis
- Parking

## Facilities

- WiFi
- TV
- Washing machine and dryer



# Location & Local Information

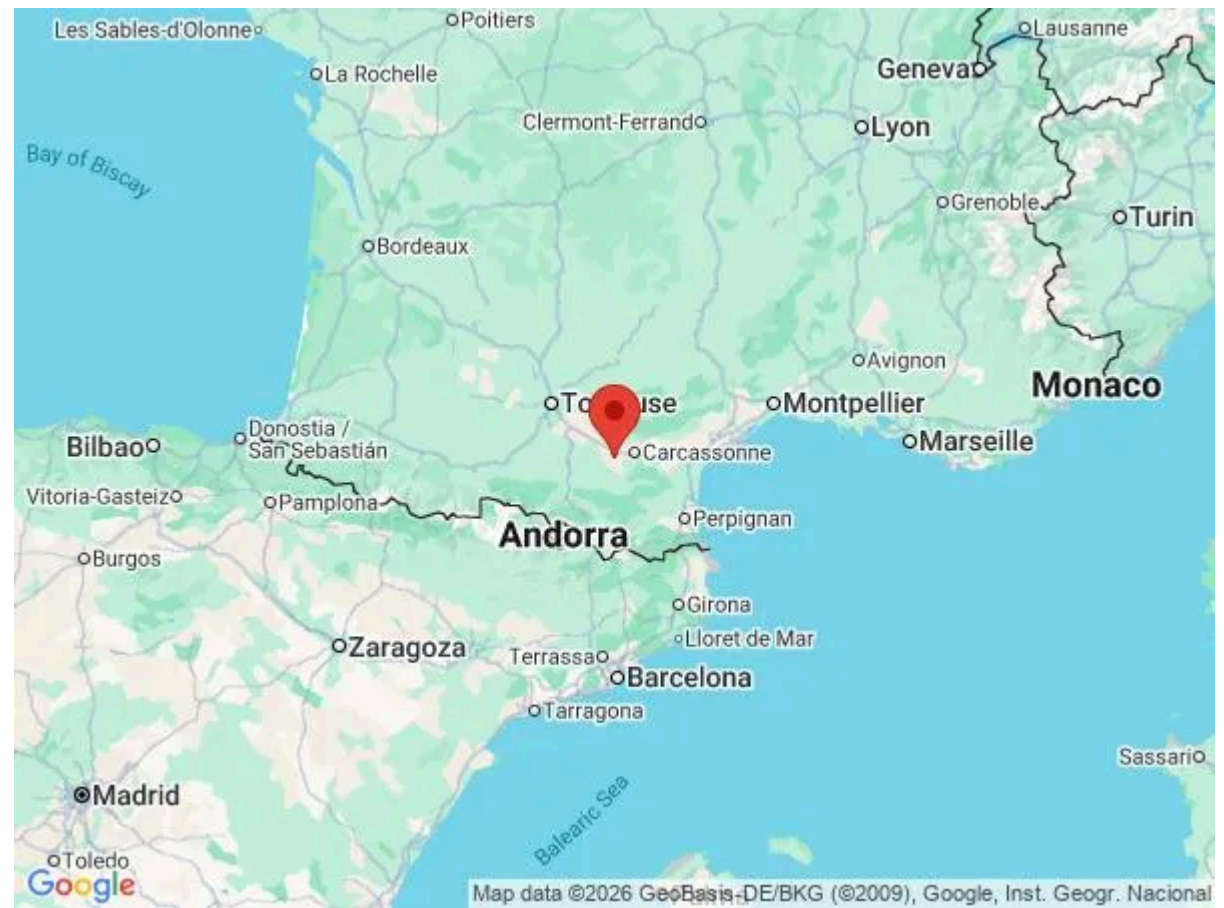
Maison La Fontaine is located in the medieval village of Cailhavel, offering an excellent base for exploring the rich cultural and natural beauty of the Aude region in southern France. Just 30 minutes from the spectacular fortified city of Carcassonne and 85 minutes from Toulouse, this area is ideal for those seeking history, gastronomy, and outdoor adventure.

The surrounding countryside is dotted with vineyards, perfect for wine tasting tours, and the scenic Canal du Midi near Bram is ideal for cycling and walking. Nearby, you'll find Belvèze-du-Razès with essential amenities including a bakery, butcher, pharmacy, café, and pizzeria, while Montréal and Bram offer a wider selection of shops and restaurants. Limoux is renowned for its sparkling wine, Blanquette de Limoux, and has excellent dining options.

Nature lovers will enjoy swimming and relaxing at the lake beaches of La Cavayère. Golf enthusiasts can play at Golf d'Aubeterre, and the medieval town of Mirepoix offers charming architecture and a lively weekly market. From local produce and traditional dishes to cultural festivals and picturesque landscapes, the region surrounding Maison La Fontaine offers a rich and authentic French holiday experience.

## Local Amenities

Nearest Airport	<b>Carcassonne Airport</b> (22 km)
Nearest Airport 2	<b>Toulouse Blagnac</b> (95 km)
Nearest Amusement Park	<b>Parc Aquaviva</b> (25 km)
Nearest Bar/Pub	<b>(6 km)</b>
Nearest Beach	<b>Narbonne Plage</b> (95 km)
Nearest City	<b>Carcassonne</b> (22 km)
Nearest Ferry Port	<b>Port de Sète</b> (170 km)
Nearest Golf	<b>Golf de Carcassonne</b> (23 km)
Nearest National Park	<b>Parc Nacional d'Aigüestortes i Estany de Sant Maurici</b> (70 km)



Nearest Restaurant	<b>(6 km)</b>
Nearest Shop	<b>(6 km)</b>
Nearest Tennis	<b>Belvèze-du-Razès (6 km)</b>
Nearest Town	<b>Carcassonne (22 km)</b>
Nearest Town/City	<b>Limoux (15 km)</b>
Nearest Train Station	<b>Bram (14 km)</b>
Nearest Village	<b>Cailhavel (2 km)</b>
Sightseeing	<b>Cité de Carcassonne (22 km)</b>
Nearest Supermarket	<b>(6 km)</b>

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## What we love

- Enjoy a private swimming pool, complete with a shaded dining terrace and beautiful views over open fields towards the Pyrénées.
- The open barn with table tennis, the shaded terrace, and the surrounding countryside make this villa perfect for relaxing and enjoying the outdoors.
- Located in the quiet medieval village of Cailhavel, just 20 minutes from the UNESCO-listed citadel of Carcassonne and close to local amenities in nearby villages.

## What you should know...

- The second floor is an open-plan loft with a living area and a bedroom with two double beds and two single beds.
- We recommend hiring a car to explore this beautiful area.

# 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:** 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 June to August. Flexible in all other duration.
- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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?:** Smoking and vaping are not permitted.
- **Minimum stay:** 5 nights. All other durations on request.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.