Villa Lizea

Region: Languedoc **Sleeps:** 8

Overview

A contemporary abode set among 15 hectares of vineyards, Villa Lizéa offers an idyllic escape where refined design meets the unspoilt beauty of southern France. As you approach, the villa appears like a modern mirage - clean-lined architecture framed by olive trees and a Mediterranean garden that stretches towards endless rows of vines.

Inside, a bright and expansive open-plan living area creates an effortless flow between the sleek, fully equipped kitchen, dining space and lounge. Light pours in from dual-aspect windows, highlighting the polished finishes and tranquil palette. With air-conditioning throughout and seamless indoor-outdoor access, every element of Villa Lizéa has been designed for relaxed yet elevated living. Four ensuite bedrooms, including a poolside annexe, offer comfort for families or friends.

The heated infinity pool invites long afternoons of sun-soaked leisure. A jacuzzi bubbles beneath the shaded terrace and conservatory-style seating beckons you to unwind with a glass of local wine. Dine al fresco beneath the stars, play a game of boules as the sun sets or simply bask in the incredible vineyard vistas.

Beyond the vines, a newly created pedestrian/cycling path links the villa to the thriving village of Servian, just 2km away. Here, daily life unfolds and there's a great range of useful amenities. Venture a little further and the delights of Pézenas and Béziers await, rich with culture, festivals, and regional cuisine. For coastal days, the golden sands of Vias Plage are just half an hour away, with waterparks, beach clubs, and harbour towns like Cap d'Agde to explore.

Whether you are seeking contemporary character, coastal adventure or a taste of Languedoc's local charm, Villa Lizéa promises a stay that feels both rooted and rare.









Facilities

Pure France • Historical Sites • Watersports • Horse Riding • Tennis Nearby • <1hr to Airport • Walking/Hiking Paths • Cycling • Boat Trips • Private Pool • Wine Tasting • Villa • Air-Con • Golf Nearby • Heated Pool • Modern • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Hot Tub • Dishwasher • Microwave • Satellite TV • Boules/Petanque

Interior & Grounds

Main House Interiors

- Open-plan living and dining area with sofa, TV (satellite channels), Wi-Fi, dining table and doors opening to outdoor lounge and dining terrace
- Open-plan kitchen with cellar, central island and stools, well-equipped including American fridge freezer, wine freezer, oven and hob, microwave, dishwasher and washing machine
- WC and sink
- Master Bedroom 1 with double bed, TV and door to terrace and garden. Open ensuite bathroom with WC, bath/shower, separate shower, sink and dressing area
- Bedroom 2 with double bed and ensuite shower room with shower and sink
- Bedroom 3 with double bed, TV and ensuite shower room with shower and sink

Poolside Annexe Interiors (accessed externally)

- Bedroom 4 with double bed, vineyard and pool view, and ensuite shower room with WC, shower and sink

Outside Grounds

- Heated infinity swimming pool (11.50x3.50m, depth: 1.45m) with shallow entry plage
- Poolside sun loungers
- Covered dining terrace and barbecue
- Jacuzzi
- Outdoor armchairs and table
- Mediterranean garden and terraces
- Boules court
- Set in 15 hectares of vineyards
- Gated drive and parking









Location & Local Information

In the Languedoc countryside, this contemporary abode enjoys a privileged position with incredible vineyard views, just a leisurely cycle ride, walk or drive from the large village of Servian (2km). There are two neighbouring properties (including Domaine de Servian (https://www.oliverstravels.com/france/languedoc/domaine-de-servian/)).

A dedicated pedestrian and cycle path links the house to Servian, a large bustling village where local life unfolds around you. If you prefer to drive, the villa is located only 150m from the road that connects Servian and Bassan. Servian itself offers a good bakery and butchers, a small handful of restaurants/take-away/pop-up trucks, an independent grocers and a well-stocked supermarket on the edge of the village. Wine lovers will be spoilt for choice with local producers in and around the village and there are also horse-riding opportunities and a village tennis court.

There are further amenities in Magalas (9km), a medieval town steeped in southern French character, with vineyards rolling across the landscape. A little further, the vibrant town of Pézenas (23km) offers a colourful mix of artisan boutiques, antique shops and its famous Saturday morning market that dates back to the 14th century. In summer, the town comes alive with open-air concerts and festivals, set against a backdrop of beautifully preserved Renaissance buildings.

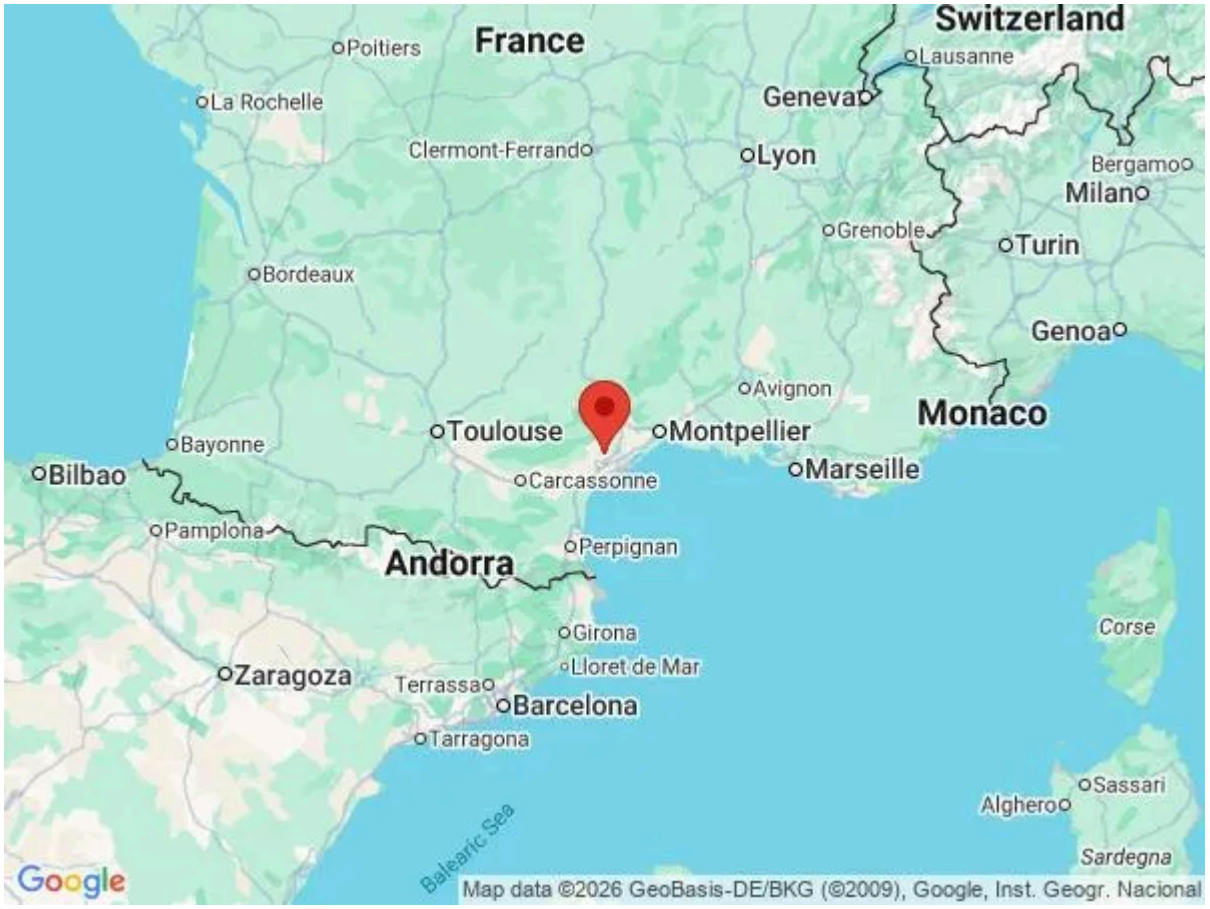
Just 12km away lies Béziers, a lively town known for its striking cathedral, sweeping views and one of the largest flower markets in southern France. The Canal du Midi, a UNESCO World Heritage Site, meanders gracefully through the region, perfect for relaxed boat trips or gentle cycle rides beneath shaded plane trees. For the more adventurous, canoeing along the nearby Orb River offers a refreshing way to take in the natural scenery.

When it's time to hit the coast, you're spoilt for choice. The family-friendly shores of Vias Plage are just half an hour away, offering golden sands, beach cafés and amusements, while the glamorous resort of Cap d'Agde (30km) boasts waterfront restaurants, golf, an aquarium and vibrant nightlife.

Whether you're seeking rustic charm, cultural discoveries or seaside adventure, this is a wonderfully placed holiday home to experience the best of southern France.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (25km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (72km)**
Nearest City	**Montpellier (80km)**
Nearest Golf	**Golf de Béziers Saint-Thomas (8km)**









Nearest Restaurant	**Servian (2km)**
Nearest Town/City	**Béziers (12km)**
Nearest Train Station	**Magalas (8.5km)**
Nearest Village	**Servian (2km)**
Nearest Supermarket	**Servian (3.5km)**

What we love

- Set amid 15 hectares of Languedoc vineyards, this sleek modern villa offers stunning views
- Air-conditioned throughout, the bright open-plan interior blends elegant design with effortless indoor-outdoor living
- Relax in style with a heated infinity pool, jacuzzi and chic terraces for lounging and al-fresco dining, all with vineyard views
- Cycle to nearby Servian for morning pastries, fresh bread and village amenities
- Discover historic Pézenas, vibrant Béziers, and the sandy shores of Vias Plage, all within easy reach

What you should know...

- This is a superb countryside setting with glorious vineyard views. However, please note that it's not completely secluded and there are two other properties within the estate (including Le Domaine de Servian (https://www.oliverstravels.com/france/languedoc/domaine-de-servian/)).

Terms & Conditions

- **Security deposit:** €1000 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:** 9.00 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 in high season. Flexible during all other periods.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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.
- **Beach towels included?:** Not included.