# Maison Theron

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

## Overview

Beyond its stone façade in the heart of a Languedoc wine village, Maison Theron welcomes you into a world where classic character meets contemporary ease. This beautifully renovated home captures the soul of the Languedoc with exposed stonework, a vaulted-ceiling living room and original architectural details, while offering modern comforts for a relaxed and effortless holiday.

A pair of doors lead out to a charming courtyard garden, where a private little pool glistens in the midday light. Relax on a sun lounger, sip a chilled local rosé beside the hammock or gather around the shaded dining table as the scent of grilled summer vegetables drifts from the barbecue. The terrace on the first floor adds another pretty spot to unwind with a good book.

Inside, the living space is both warm and practical with Wi-Fi and TV (with UK channels and Netflix) for quiet evenings in. The well-equipped kitchen, complete with dual fridges, a water dispenser and a sociable dining table, makes family meals or long breakfasts a pleasure (pick up croissants from the nearby bakery). Four bedrooms with king-size double beds are spread across the upper floor, including one with a private ensuite, alongside a family bathroom.

Maison Theron is located in Gabian, a medieval wine-producing village where life unfolds around you. A short stroll brings you to the bakery, café, grocery shop and more, while nearby Pézenas offers further delights, from open-air markets to vibrant summer festivals and Michelin-recommended dining.

Just 30 minutes from the house, the Mediterranean coast beckons with golden beaches, watersports and coastal villages famed for oysters and seafood. Inland, discover walking trails, castles, hilltop abbeys and river or lake swims in crystal-clear waters.

Whether you are travelling as a family or with friends, Maison Theron invites you to slow down and experience authentic southern French life, in a home that feels both timeless and thoughtfully comfortable.









## Facilities

Walk to Village • Pure France • Historical Sites • Watersports • <1hr to Airport • Walking/Hiking Paths • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Walk to Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave

# Interior & Grounds

**House Interiors**

- Open living area with stone vaulted ceiling, wood burning stove, TV (UK TV and Netflix) and Wi-Fi internet. Door opens to garden terrace/entrance (via steps)
- Open kitchen and dining area, well-equipped including fridge freezer with water dispenser. Microwave, hob and oven, second fridge and dishwasher
- Separate WC and utility room with washing machine

*First Floor*

- Bedroom 1 with king-size double bed
- Bedroom 1 with king-size double bed (or two single beds)
- Bedroom 3 with king-size double bed and access to first-floor terrace
- Bedroom 4 with king-size double bed, access to first-floor terrace and en suite shower room with WC, shower and sink
- Bathroom with WC, bath, separate shower and hand basin.

**Outside Grounds**

- Courtyard garden with small swimming pool (5x3m)
- Poolside sun loungers
- Shaded dining area with table and chairs
- Barbecue
- Hammock
- First floor terrace with round table and chairs









# Location & Local Information

In the heart of the Languedoc, Gabian is a characterful medieval village where cobbled lanes, stone archways and whispers of history converge. With a population of just 700, this fortified village offers an authentic escape, ideally located between the hills and the Mediterranean. The house itself sits in the village centre, a short walk from a bakery, a café-bar-restaurant, grocery store, tabac, church and pharmacy – everything you need for relaxed village living.

From your doorstep, long walks and scenic cycle rides lead you through the surrounding garrigue and vine-striped countryside. Just five minutes away by car, Roujan provides additional amenities, including a large supermarket. A 15km drive brings you to Pézenas, a jewel of the region, renowned for its beautifully preserved medieval centre, bustling market on a Saturday morning, artisan shops and rich cultural calendar. In summer, the town comes alive with its vibrant night markets, street performers and open-air concerts.

This region is a wine lover's paradise, with vineyards and domaines scattered across the landscape, many offering tastings of the area's bold reds, crisp whites and rosés. Day trips to Cap d'Agde (40km) and Sète (50km) provide an easy escape to the coast – think golden sands, seafood restaurants and leisurely afternoons by the sea. Or visit the Étang de Thau, famed for its oyster beds and relaxed boat trips along the water, with charming fishing villages like Bouzigues (38km) offering the freshest seafood in France.

For a touch of history and grandeur, Béziers (23km) and the Canal du Midi are just a short drive away, offering stunning views, canal-side dining, cycle rides and boat hire. In the other direction, nature enthusiasts will love Lac de Salagou (31km), Roquebrun's Mediterranean gardens (32km) and the dramatic gorges perfect for canoeing. Saint-Guilhem-le-Désert (54km), a UNESCO-listed hill village, enchants with its ancient stone buildings and pilgrimage routes.

Gabian is perfectly placed for those seeking a taste of traditional French life, surrounded by nature, vineyards and culture. Whether you're drawn by the promise of outdoor adventure, fine wines or village charm, this corner of Languedoc promises a richly rewarding stay.










## Local Amenities

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| Nearest Airport | **Béziers Cap d'Agde Airport (35km)** |
| Nearest Airport 2 | **Montpellier-Méditerranée Airport (80km)** |
| Nearest City | **Montpellier (76km)** |
| Nearest Golf | **Golf de Béziers Saint-Thomas (19km)** |

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| Nearest Restaurant | **Gabian (350m)** |
| Nearest Town/City | **Béziers (22km)** |
| Nearest Train Station | **Magalas (8km)** |
| Nearest Village | **Gabian (350m)** |
| Nearest Supermarket | **Roujan (5km)** |

# What we love

- Stay in the heart of a traditional Languedoc wine village with shops, a café-restaurant and bakery just a short stroll away
- Soak up the character of the vaulted-ceiling living room, exposed stone walls and original details throughout
- Unwind in the pretty courtyard garden with a small private pool, hammock, barbecue and shaded dining area
- Explore nearby Pézenas with its historic Saturday morning market, summer festivals and Michelin-recommended restaurants
- Venture to Mediterranean beaches, oyster villages and scenic swimming spots in rivers and lakes for perfect days out

# What you should know...

- It's great to be able to stroll to village amenities but a car will be needed to reach the supermarket and to fully explore this beautiful region.

# Terms & Conditions

- **Security deposit:** €900 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.

- **End of stay cleaning:** Extra €100 payable to Oliver's Travels with the balance payment. 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.

- **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?:** 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.