Maison Saint-Julien

Region: Languedoc **Sleeps:** 9

Overview

Beyond rural landscapes and sun-warmed vines, in the heart of Languedoc's rolling wine country, Maison Saint-Julien offers an authentic slice of life in the south of France. This renovated farmhouse is where traditional living meets the pleasures of long, leisurely days under southern skies. With simple, rustic interiors and ample space across two floors, it's a place where guests can truly settle into the pace of rural French life.

Inside, five comfortable bedrooms and two large bathrooms accommodate up to nine guests. The farmhouse layout feels unpretentious and easy, centred around a spacious kitchen-dining room that opens to the garden, and a generous living area upstairs with high, beamed ceilings and access to an elevated terrace.

Outside, the private pool awaits, perfectly placed for warm afternoons with a book or a glass of local wine in hand. There's a dining area for casual lunches or barbecues or drive just over five minutes to charming Capestang for evening meals on the inviting village square where café terraces spill out onto cobblestones.

Capestang itself is set on the picturesque Canal du Midi, with tree-lined towpaths ideal for walking or cycling to other canalside villages. Pick up fresh bread at the village *boulangerie* and stock up at the large supermarket on the edge of Capestang. The vibrant town of Béziers is wonderful day out, especially on market day. Meanwhile, the beaches of the Mediterranean are within half an hour, while the fortified city of Carcassonne makes for an unforgettable day out a little further afield.

Whether you're here to cycle, swim or sample the region's celebrated Languedoc wines, Maison Saint-Julien is an ideal base for discovering the warmth, simplicity and charm of southern French living.



Facilities

<1hr to Airport • Pure France • Villa • Cycling • Historical Sites • Walking/Hiking Paths • Private Pool • Wine Tasting • Pets on Request • Wheelchair Access • Pool Safety Feature • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Garage • Dishwasher







Interior & Grounds

Maison Interiors

- Entrance hall
- Open-plan kitchen and dining area, well-equipped including dishwasher, American-style fridge freezer, ceramic and gas hob, electric oven. Doors lead to terrace
- WC and sink
- Bedroom 1 with two single beds
- Bedroom 2 with single bed and door leading to terrace
- Bathroom with roll-top bath, twin sinks and WC
- Garage with washing machine and fridge-freezer

First Floor

- Living room (50m2) with TV, Wi-Fi and corner bar/kitchen area with fridge. Doors open to elevated terrace
- Bedroom 3 with double bed
- Bedroom 4 with two single beds
- Separate bathroom with shower, sink and WC
- Bedroom 5 with double bed

Outside Grounds

- Swimming pool (8x4m with steps and alarm)
- Poolside terrace with sun loungers
- Barbecue
- Dining terrace with table and chairs and benches
- Elevated first-floor terrace
- Table tennis









Location & Local Information

Set amongst garrigue and vines, only a short drive from the charming village of Capestang (3.5km), this domaine is a fantastic base for exploring the beauty of southern France. Surrounded by countryside and within reach of the region's most iconic highlights, it offers a traditional getaway paired with easy access to adventure, culture and cuisine.

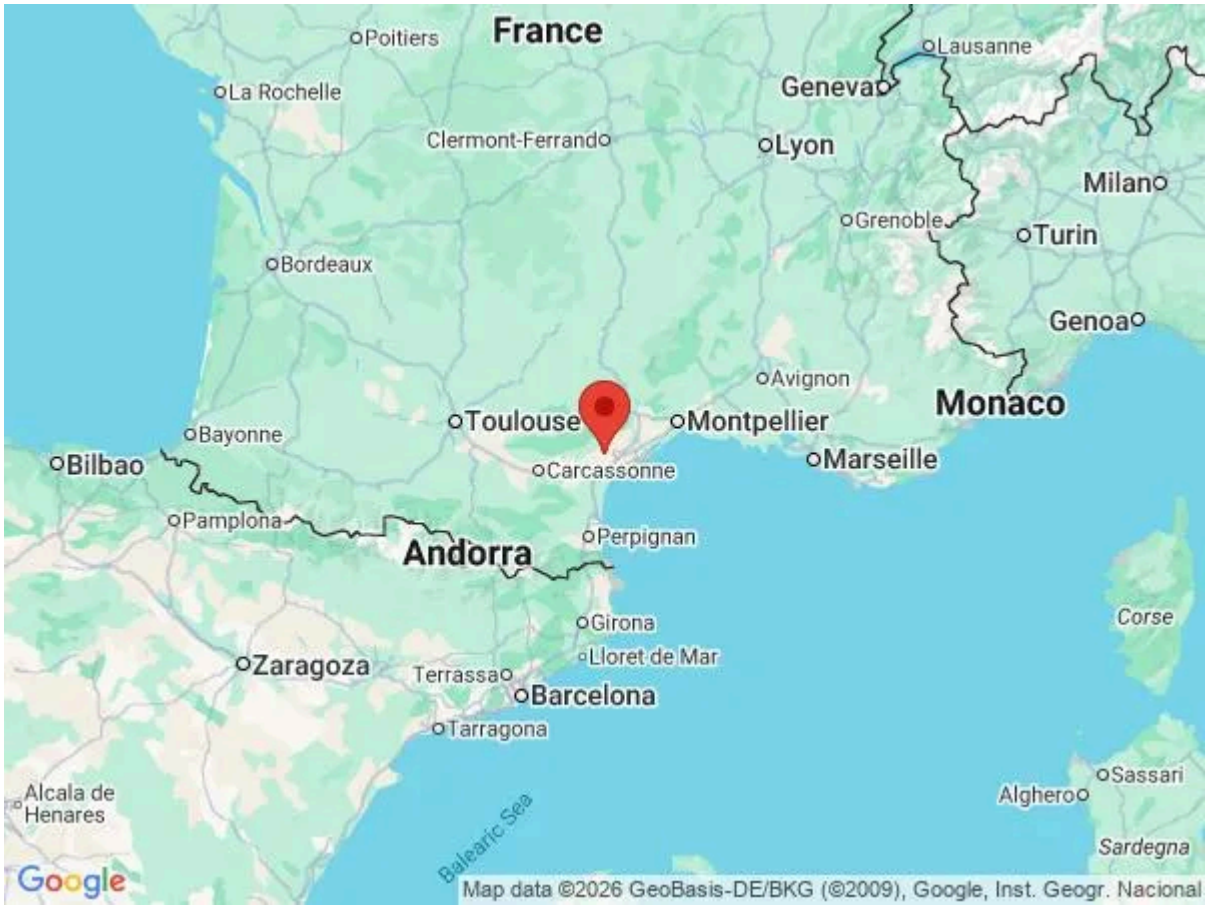
Capestang itself is a picture-perfect village on the banks of the Canal du Midi. With its honey-hued stone houses, café-lined square and essential amenities including bakeries, shops and restaurants, it's a delightful place to soak up the slow pace of local life. Stroll along the shaded towpaths of the canal or hire a boat or bike to explore its scenic length, stopping at waterside cafés and neighbouring villages like Poilhes, Colombiers and Le Somail, all within easy cycling distance.

For a livelier day out, the historic cities of Béziers and Narbonne are close by. Béziers charms with its flower-filled Friday market, grand cathedral and elegant boulevards lined with boutiques and restaurants as well as vibrant festivities, especially in mid-August when the Féria de Béziers takes place. Narbonne offers Roman heritage, buzzing food markets and a beautiful canal-side promenade. Further afield, don't miss the storybook medieval citadel of Carcassonne, a dramatic day trip rich with history, only an hour by car.

When the sea calls, the glorious beaches of Saint-Pierre-la-Mer and Valras Plage are just half an hour away. Whether you're drawn to sunbathing, sailing or watersports, these seaside spots offer soft sands and sparkling Mediterranean waters.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (31km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (89km)**
Nearest City	**Montpellier (85km)**
Nearest Golf	**Golf de Béziers Saint-Thomas (27.5km)**
Nearest Restaurant	**Capestang (3.5km)**
Nearest Town/City	**Béziers (18km)**
Nearest Train Station	**Béziers (15.5km)**









Nearest Village	**Capestang (3.5km)**
Nearest Supermarket	**Capestang (4km)**

What we love

- Stay in a domaine in the heart of Languedoc's vineyard-draped countryside
- Soak up the sun by the private pool or dine al fresco in the garden with local wine in hand
- The farmhouse blends rustic charm with relaxed, spacious living across two floors
- Explore nearby Capestang's lively village square and cycle along the Canal du Midi
- Discover sandy Mediterranean beaches and the historic town of Béziers – both within half an hour
- A little further afield, don't miss the awe-inspiring medieval citadel of Carcassonne

What you should know...

- Encircled by country lanes, Maison Saint-Julien is one of three properties that make up a *domaine* – each house is completely separate.

Terms & Conditions

- **Security deposit:** €200 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday.
- **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.
- **Beach towels included?:** Not included.