Villa De La Fontaine Romaine

Region: Languedoc **Sleeps:** 8

Overview

From its elevated perch on the edge of a traditional Languedoc village, Villa de la Fontaine Romaine looks out over a tapestry of vines, olive trees and pine-covered hills. The contemporary design plays wonderfully against the natural landscape, creating a space that feels rooted in its southern French surroundings.

Inside, the villa offers high-quality living across two levels. The open-plan kitchen and dining area is the heart of the home, fitted with sleek appliances including a wine fridge and American-style fridge-freezer, perfect for preparing local produce from the nearby markets. A split-level living room, bathed in light from a feature arched window, invites relaxation with patio doors opening to the terrace. Fibre-optic Wi-Fi and Smart TV ensure all the modern comforts are covered.

There are four comfortable bedrooms, including a ground floor double with doors opening to the poolside terrace. Upstairs, all three bedrooms feature an air-conditioning unit – there's the small children's twin, another double and a final bedroom with a pretty little terrace, all sharing an impressive modern bathroom with separate shower.

Outside, a shaded dining terrace, marquee seating area and sun loungers surround the private pool, while south-facing patios offer sunny corners for morning coffee or an evening apéritif.

Montouliers, just a short stroll away, offers a taste of village life with a café-bar and grocery shop. A short drive brings you to Argeliers, with its bakeries, restaurants and the Canal du Midi, while the beaches of Gruissan and Narbonne Plage are just 45 minutes away. For day trips, explore the covered market and Gothic cathedral of Narbonne, kayak in Roquebrun or wander the medieval ramparts of Carcassonne.

Whether sipping Languedoc wine under the marquee or discovering the region's Roman history and Mediterranean coastlines, Villa de la Fontaine Romaine offers a contemporary home in one of France's most characterful corners.









Facilities

Horse Riding • Pure France • Cycling • Tennis Nearby • Canoeing/Kayaking • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Wine Tasting • Ideal for Teens • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outdoor Pursuit & Activities • TV • Laptop Friendly Workspace • Dishwasher • Microwave • Smart TV • Ideal for Babies & Toddlers

Interior & Grounds

House Interiors

- Entrance (via exterior staircase)
- Open-plan dining and kitchen area, well-equipped including central island, hob, oven, grill, warming oven, American-style fridge-freezer with water and ice dispenser, wine fridge and dishwasher. Doors open to al-fresco dining terrace
- Open-plan living area (via steps) with feature arched window, sofas and chairs, fibre-optic Wi-Fi and Smart TV (with free Sat channels). Patio doors open to terrace
- Utility room with microwave, washing machine and door to rear terrace
- Study area with desk
- Bedroom 1 with double bed and patio door to dining and pool terrace. Ensuite WC, shower and sink
- Separate WC with sink

Upstairs

- Bedroom 2 (children's bedroom) with two single beds and portable air-conditioning unit
- Bedroom 3 with double bed and portable air-conditioning unit. Door opens to patio (with low walls) with table and chairs
- Bedroom 4 with double bed and portable air-conditioning unit
- Separate bathroom with WC, bath/shower, separate shower and sink

Outside Grounds (on a raised level with some steps)

- Swimming pool (6x3m)
- Poolside sun terrace and loungers
- Dining terrace with barbecue
- Marquee with seating area
- South-facing terrace with sun loungers and bistro-style table and chairs
- Off road parking for 3/4 cars

Other Facilities

- Air-conditioning units (upstairs bedrooms only)









Location & Local Information

On the edge of the picturesque village of Montouliers, Villa de la Fontaine Romaine enjoys a richly connected location in the heart of the Languedoc, only 24km from the handsome southern French town of Narbonne.

Located on a country road leading to the village, you can stroll to Montouliers in a few minutes (no pavement, as is typical in France). This charming village, with its winding lanes and ancient stone houses, offers a taste of traditional southern French life with its café-bar and a convenient grocery store.

A short drive leads to Argeliers (4km), a lively village located beside the famous Canal du Midi. Here, guests can enjoy waterside lunches, rent bikes for scenic rides along the towpath or explore a small handful of restaurants, cafes and bakeries. The surrounding countryside also offers horse-riding centres nearby while kayaking adventures await in the river-hugging hamlet of Roquebrun, around 35 minutes away by car.

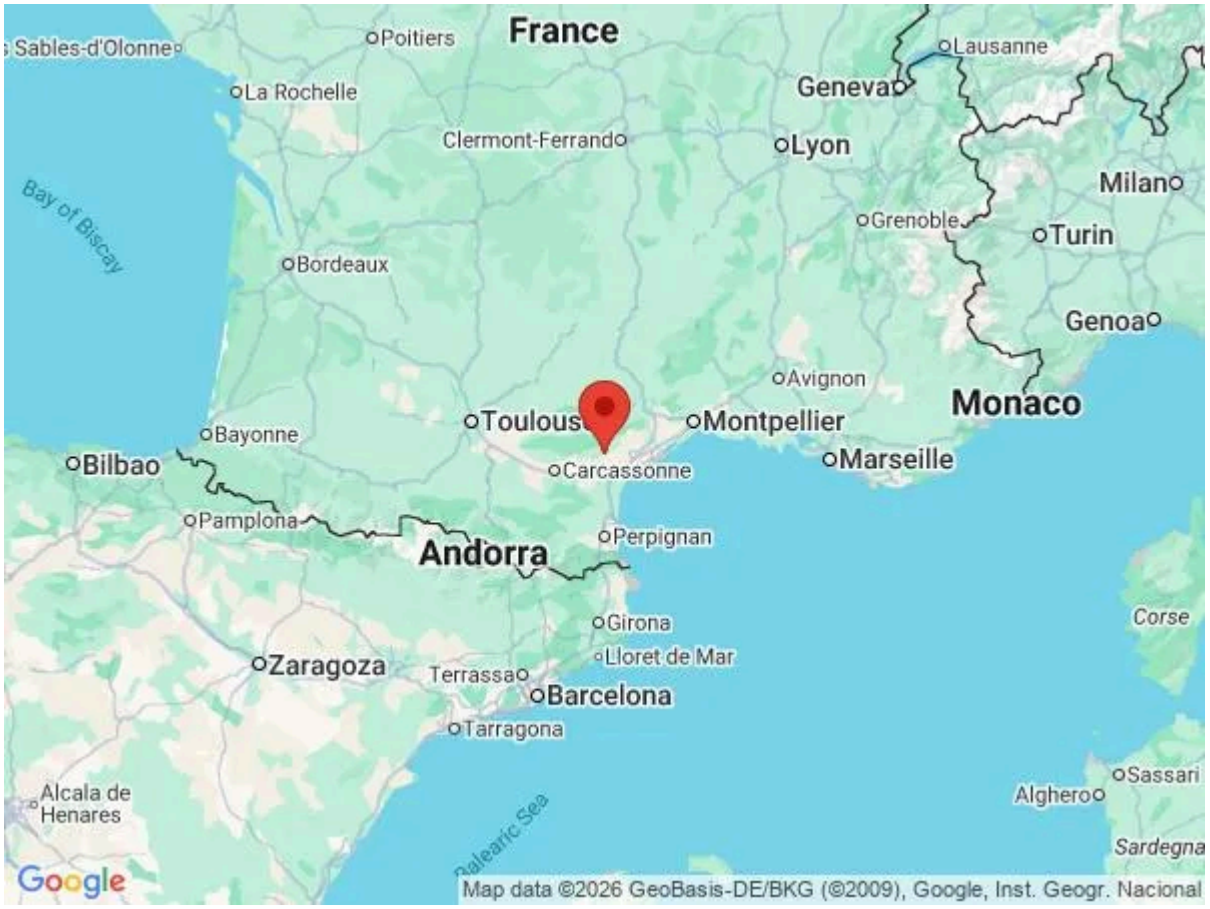
The region is peppered with beautiful villages worth exploring. Enjoy lunch by the canal in Le Somail (12km), visit the bustling Tuesday market in Olonzac (18km) or admire the medieval streets of Capestang (14km). Wine lovers will relish the opportunity to explore nearby vineyards and indulge in tastings of the region's acclaimed vintages. Don't miss a visit to the atmospheric olive oil mill and restaurant in Cabezac for a taste of local artisanal production.

For history enthusiasts, the Roman pottery museum of Amphoralis and the ancient hill-town of the Oppidum d'Ensérune offer fascinating glimpses into the area's past. The stunning hilltop village of Minerve (18km), once a Cathar stronghold, promises breathtaking views and cultural intrigue. Further afield, the historic town of Narbonne (24km) is ideal for a day trip, with its Gothic cathedral, boat trips along the canal, excellent shopping and vibrant covered market.

For a change of pace, the sandy shores of the Languedoc coast beckon - Gruissan Plage, Narbonne Plage and Saint-Pierre-la-Mer are all within a 45-minute drive. Whether you're seeking culture, nature, cuisine or coastal bliss, Villa de la Fontaine Romaine allows you to experience it all.

Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (49km)**
Nearest Airport 2	**Carcassonne Airport (59km)**
Nearest Airport 3	**Perpignan Airport (88km)**
Nearest Restaurant	**Cafe-bar in village (500m)**









Nearest Restaurant	**Restaurant in Argeliers (4km)**
Nearest Shop	**Grocery store in Montouliers (500m)**
Nearest Tennis	**Argeliers (4km)**
Nearest Town/City	**Narbonne (24km)**
Nearest Train Station	**Coursan (21km)**
Nearest Village	**Montouliers (500m)**
Nearest Supermarket	**Lidl (2 km)**

What we love

- Set on a hillside edge of a charming village, with panoramic views of vineyards and pine-covered hills
- Stylish split-level interiors with a light-filled living room, sleek kitchen, and contemporary finishes throughout
- Relax by the private pool, dine al fresco on the shaded terrace or good Languedoc wine under the marquee
- Fibre-optic Wi-Fi and Smart TV offer modern comforts, while air-conditioning units in the upstairs bedrooms help in the summer
- A short stroll to Montouliers' café-bar and local shop, with the Canal du Midi and Argeliers' eateries just a short drive away
- Easy access to Gruissan and Narbonne Plage for beach days, plus Carcassonne and Roquebrun for unforgettable day trips

What you should know...

- The villa sleeps up to 8 guests across four bedrooms, one of which is a small twin bedroom best suited to children.
- Three out of the four bedrooms feature air-conditioning units.
- Guests need to be able to safely manage the steps up to the main entrance (as the main part of the villa and the swimming pool area is raised above the lower grounds). Indeed, children will need to be supervised outside by the pool and parking area.

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:** 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:** Flexible.

- **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?:** Outside only.

- **Minimum stay:** 7 nights (short-breaks may be possible on request outside end June-end August).

- **Heating costs included?:** Yes.

- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.