

Maison Des Aires Hautes

Region: Languedoc **Sleeps:** 8

Overview

In the old Hérault village of Saint-Geniès-de-Fontedit, Maison des Aires Hautes emerges as a striking reinvention of a traditional winemaker's house. This architect-designed residence pairs the raw character of its past with the comfort and elegance of contemporary design.

Inside, the home's original wine vats have been cleverly preserved in the open-plan kitchen and dining area, now reimagined as a sociable heart of the house. The double living room flows gracefully to the pool terrace, creating a seamless rhythm between indoors and out. With four charming bedrooms, including two en suite doubles and a bunk-bed room, the layout suits both family gatherings and groups of friends. Upstairs, a second living space with a large screen offers an ideal hideaway for quiet evenings or movie nights. The house also benefits from full air-conditioning if needed.

Step outside to discover an outdoor lifestyle crafted for relaxation. The private pool invites slow swims beneath the southern sun, whilst the walled Mediterranean garden, crowned by a stately fig tree, sets the stage for languid lunches and dusky dinners by the barbecue and pizza oven.

A very short stroll brings you to the heart of Saint-Geniès, where a lively café, bakery and local wine outlet offer the essentials of French village life. Beaches are within easy reach - just 40 minutes south lies the sparkling Mediterranean, fringed by family-friendly sands and bustling coastal towns. Venture inland and the Haut-Languedoc National Park reveals rugged trails and hidden swimming spots in crystalline rivers and lakes.

Not to mention the historic Saturday morning market in Pézenas, long cycle rides by the Canal du Midi, soaking up the exciting vibrancy of Béziers or even spending the day visiting the Carcassonne's incredible citadel.

Whether savouring fresh pastries in the garden or exploring vineyards and local winegrowers, Maison des Aires Hautes promises an elegant retreat in the heart of the Languedoc.



Facilities

Pure France • Walk to Village • Horse Riding • Watersports •
Canoeing/Kayaking • Historical Sites • Ideal for Kids • Cycling •
Walking/Hiking Paths • Private Pool • Wine Tasting • Fishing • Air-Con •
Golf Nearby • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath •
Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages • TV • Tumble Dryer • Wine Cellar • Working
Fireplace/Woodburner • Ideal for Babies & Toddlers

Interior & Grounds

House Interiors

- L-shaped double living room with sofas, wood-burning stove, Wi-Fi internet and doors to pool terrace
- Open-plan kitchen-dining area well-equipped including oven and hob, fridge freezer, central bar and stools and dining table. Doors open to garden and dining terrace
- WC and sink
- Bedroom 1 with king-size double bed, door to garden and ensuite bathroom with shower, sink and WC

First Floor (no handrail, some sloping ceilings)

- Mezzanine-style living area with sofas and large screen
- Bedroom 2 with king-size double bed and ensuite bathroom with shower, sink and WC
- Bedroom 3 with bunk-bed
- Bedroom 4 with king-size double bed
- Bathroom with double shower, sink and WC
- Separate WC

Outside Grounds

- Swimming pool (8x4m)
- Poolside terrace with sun loungers
- Elevated sun deck (on first floor)
- Walled garden with Mediterranean plants, large fig tree and some original wine-making features
- Al-fresco dining table and other garden furniture
- Pizza oven and barbecue
- Outside utility room with washing machine and dryer
- Off-road, gated parking

Other Facilities

- Wine cellar



Location & Local Information

Surrounded by Languedoc vineyards, the charming village of Saint-Géniès-de-Fontedit offers a picturesque and traditional base from which to explore this wonderful region in southern France. Béziers Cap d'Agde Airport is only half an hour by car.

Maison des Aires Hautes is located in the village, just a short walk from the historic centre. The village is home to a café-bar, boulangerie, small grocery store, take-way pizza place and a wine shop. There are further amenities (restaurant, supermarket, café bar and two bakeries etc) a very short drive away in the neighbouring village of Magalas (4km) with its medieval centre and many winegrowers.

For those with a thirst for discovery, the surrounding Languedoc countryside beckons with opportunities for wine tasting, hiking and exploring the garrigue landscape by bike or foot. The renowned Canal du Midi also winds its way through the region to the south-west, and a visit to the dramatic 9 Locks of Fonseranes near Béziers (18km) is a must. The tree-lined paths along the canal are ideal for relaxed cycle rides or scenic walks.

Beach lovers are spoilt for choice, with a string of golden Mediterranean beaches just 40 minutes away – from the family-friendly shores of Valras-Plage to the vibrant seaside resort of Cap d'Agde. If you prefer freshwater adventures, head 15 minutes north to the Regional Natural Park where tranquil lakes and river swimming spots await, set amid breath-taking scenery.

Culture and history abound nearby. Spend the day discovering the elegant streets of Pézenas (25km), famed for its historic Saturday morning market and Molière connections or delve into Béziers' Roman past and vibrant festivities. For a truly unforgettable outing, venture to the UNESCO-listed medieval citadel of Carcassonne, just 90 minutes by car, with its towering ramparts and storybook towers.



Local Amenities

Nearest Airport	Béziers Cap d'Agde Airport (31 km)
Nearest Airport 2	Montpellier Airport (88 km)
Nearest Airport 3	Carcassonne (109 km)
Nearest Beach	Sérgnan-Plage (32 km)
Nearest City	Béziers (17 km)
Nearest Golf	Golf Saint-Thomas (Béziers) (17 km)



Nearest National Park	Parc naturel régional du Haut-Languedoc (10 km)
Nearest Restaurant	Magalas (3 km)
Nearest Supermarket	Magalas (3 km)
Nearest Train Station	Gare de Magalas (4 km)
Nearest Village	Saint-Geniès (300 m)

What we love

- Once a winemakers house, this architect-designed village residence perfectly pairs historic character with contemporary design
- We love the walled Mediterranean garden with its mature fig tree and terrace for al-fresco dining beside the barbecue and pizza oven
- On the other side of the house, the swimming pool is perfect for cooling off after a long day exploring the surrounding landscapes
- In a traditional Hérault village surrounded by vineyards, stroll to the café-bar, bakery, wine shop and small grocery store
- Wonderful day trips include the Canal du Midi, historic Pézenas, sandy Mediterranean beaches and even the citadel of Carcassonne

What you should know...

- A car is essential to be able to reach restaurants and supermarkets as well as explore the surrounding region – gated off-road parking is available.

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:** Saturday. All other days on request.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.