Le Domaine Mediterraneen

Region: Languedoc **Sleeps:** 14

Overview

Le Domaine Méditerranéen exudes warmth, colour and character in the Languedoc countryside, perfectly placed in the Corbières hills between Carcassonne and the Mediterranean coast.

This 19th-century villa blends the soul of southern France with the rich textures and tones of Moorish design, where handcrafted lanterns cast golden light over carved wood, marble kitchen surfaces and elegant furnishings. Sleeping up to 14 guests across six beautifully appointed bedrooms, many with en suites, the home is designed for relaxed family gatherings, quiet escapes with friends and long summer evenings under the stars.

This is a home created for living well. Sip morning coffee with stunning views, cycle through vineyard trails on one of the villa's mountain bikes or return from a coastal adventure and cool off in the heated swimming pool as dusk settles over the hills. Gather for al-fresco feasts prepared in the poolside summer kitchen with its plancha-grill and pizza oven - this is southern France at its best.

Soak up the beautiful surroundings and fragrant scents as you explore the vast grounds with fruit trees, pines and romantic vistas across the hills. Little ones will adore the simple play area whilst older kids can challenge each other to a game of pétanque or play on the billiard table inside.

Le Domaine Méditerranéen enjoys a superb setting in a rural hamlet just 40km from Carcassonne. The villages of Fabrezan and Lézignan-Corbières offer weekly markets and restaurants, while the Corbières Massif invites exploration by foot or bike. Further afield, the Mediterranean coast, with its sandy beaches and wild beauty, lies within easy reach, along with the storied walls of Carcassonne and Roman treasures of Narbonne.

Whether gathering with friends for summer feasts or enjoying the crisp light of winter with glorious views on the horizon, Le Domaine Méditerranéen offers an unforgettable setting for every season.









Facilities

Private Pool • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Canoeing/Kayaking • Historical Sites • Cycling • Wine Tasting • EV Charger • Fishing • Air-Con • Villa • Pets on Request • Heated Pool • Ideal for Teens • Cots (Cribs) • Saltwater Pool • Ground Floor Bed & Bath • Parking Space • Pool Safety Feature • Wi-Fi/Internet • BBQ • Rural Location • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Games Room • Indoor Games • DVD • Bicycles Provided •

Hot Tub • Dishwasher • Microwave • Outdoor Games • Heating • Zoo • Water park • Forest park/High-rope course • Swings • Slide • Boules/Petanque • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









House Interiors

- Lounge and dining room
- Kitchen, well-equipped, with doors opening to terrace
- Rear kitchen/utility room
- Bedroom 1 (5x5m) with double bed and door opening to front terrace
- Bathroom with shower and separate WC

First Floor

- Bedroom 2 (3x4m) with double bed
- Bedroom 3 (3x4m) with double bed
- Small bathroom with shower

Top Floors (including loft)

- Bedroom 4 (3.5x6m) with double bed and en suite bathroom with shower
- Loft-style bedroom 5 (6x6m) via stairs with four single beds and en suite bathroom with shower
- Bedroom 6 (10x6m) with steps, double bed and en suite bathroom with bath tub and shower
- Billiard room

Double bedrooms feature standard double beds (x2), queen-size beds (x2) and king-size bed (x1)

Outside Grounds

- Heated saltwater swimming pool (6x12m, depth: 1-2.5m) with electric cover and safety gate access (to pool area). Pool open approximately May to end-September
- Poolside outdoor kitchen with Gozney pizza oven, plancha-grill, fridge, dishwasher, crockery and covered dining area
- Poolside seating area
- Front terrace with table and chairs
- Hammock
- Pétanque court
- Children play area with small slide and swings
- Table tennis
- Jacuzzi (subject to supplement, only open October to April when pool is closed)
- Landscaped gardens, orchard and vines (some steps and different levels across the grounds)
- Mountain bikes (x5)
- Parking
- 22KW EV fast charger (subject to extra charge)

Additional Facilities

- Camera (main gate and driveway)

Location & Local Information

Located in a hamlet in the Aude countryside, Le Domaine Méditerranéen offers a superb base from which to experience the natural beauty, vineyards and history of the Languedoc region of southern France, only 40km from Carcassonne.

The authentic lanes of Thézan-des-Corbières (4km) offer a traditional épicerie, tabac and a local pizzeria, while Fabrezan (7km) and Lézignan-Corbières (12.5km) provide broader amenities and bustling markets.

This region is a haven for lovers of the outdoors. From your doorstep, venture into the Corbières National Park, where pine forests stretch for over 100 square kilometres, laced with marked mountain biking trails and hiking paths. Cyclists can join national routes that wind through vineyards, past historic villages and along tranquil stretches of the Canal du Midi.

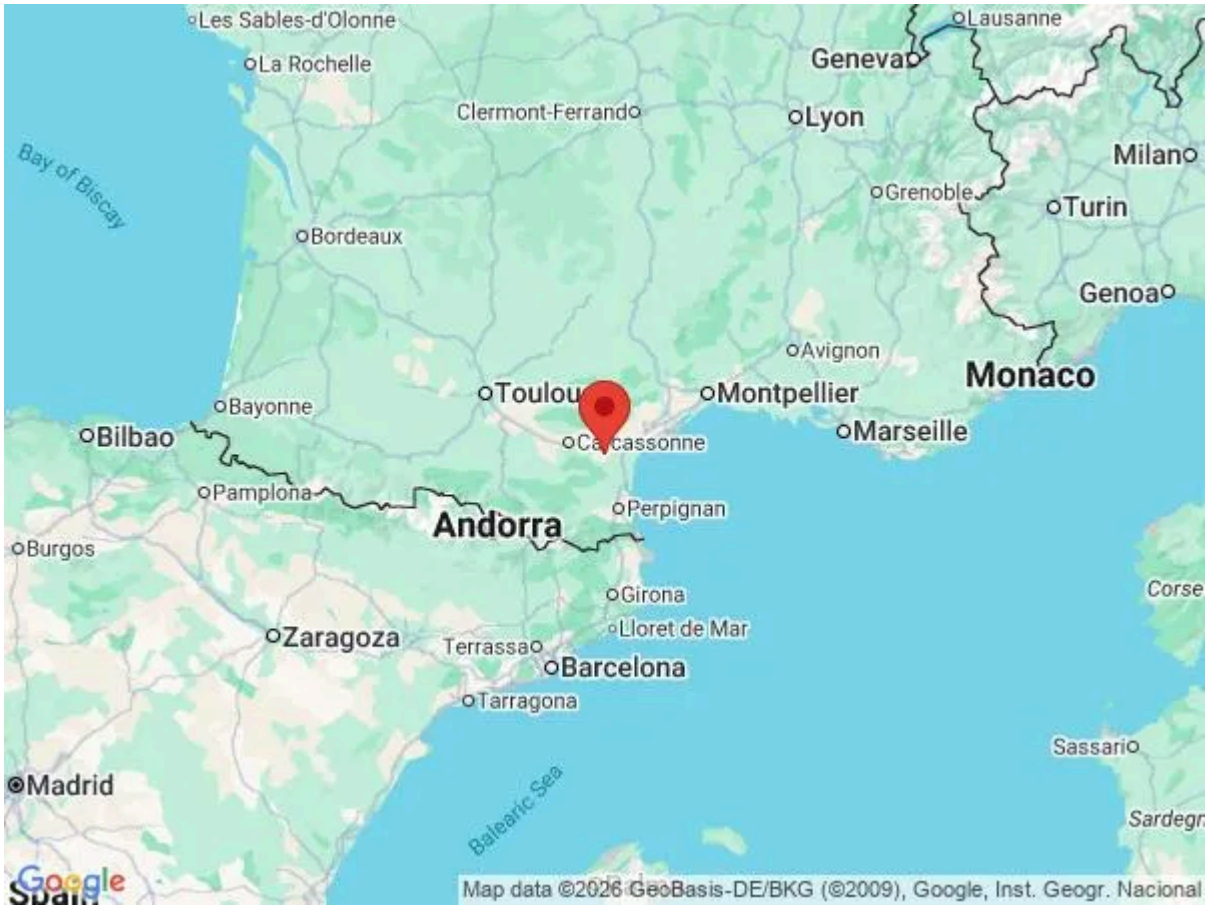
The Mediterranean coast also beckons, with over 70km of unspoilt shoreline from the lively atmosphere of Narbonne Plage (50km) to the vast sands of La Franqui (45km), a favourite among windsurfers and sunseekers alike.

History enthusiasts will be captivated by the area's rich past. The region was once a stronghold of the Cathars, a medieval religious sect whose legacy lives on in the dramatic fortresses that dot the hills. The fairy-tale citadel of Carcassonne (40km), a UNESCO World Heritage Site, is an unmissable day trip, with its double walls, cobbled streets and panoramic views. Closer to home, Narbonne (27km) offers Roman ruins, Gothic architecture and a vibrant food hall showcasing local delicacies.

Whether you're exploring the famed Corbières wine route, hiking lavender-scented trails or enjoying winter sun with the Pyrenees peaks less than two hours away, Le Domaine Méditerranéen is an exceptional year-round escape.

Local Amenities

Nearest Airport	**Carcassonne Airport (46km)**
Nearest Airport 2	**Béziers Cap d'Agde Airport (72km)**
Nearest Airport 3	**Montpellier-Méditerranée Airport (125km)**
Nearest Beach	**Port-la-Nouvelle/Gruissan Plage (38km/42km)**
Nearest Golf	**Golf Santa Rosa (28km)**
Nearest Restaurant	**Thézan-des-Corbières (4km)**









Nearest Shop	**Épicierie and tabac in Thézan-des-Corbières (4km)**
Nearest Supermarket	**Small supermarket in Fabrezan (7km)**
Nearest Town/City	**Narbonne/Carcassonne (27km/40km)**
Nearest Train Station	**Gare de Lézignan-Corbières (12.5km)**
Nearest Village	**In a tiny village/hamlet (0km)**

What we love

- A characterful 19th-century villa fusing southern French charm with striking Moorish design touches
- Unwind by the heated pool or fire up the pizza oven in the poolside summer kitchen for al-fresco feasts
- Six inviting bedrooms, many with en suites – ideal for extended families or groups of friends
- Youngsters will love the little play area, while older ones can enjoy the pétanque pitch and billiard table
- Cycle through Corbières vineyard trails with the villa's mountain bikes or explore scenic hiking routes nearby
- Wonderful day trips include Carcassonne, Narbonne and the Mediterranean coast

What you should know...

- This welcoming house is ideal for a year-round escape. When the pool is closed, there is a jacuzzi that guests can use (subject to a supplement, available October to April only unless otherwise agreed) - please book use of the jacuzzi in advance.

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card by the owner before 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. Pets are allowed downstairs only.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €350, payable via credit card to the owner before arrival. 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.

- **Other 2:** The jacuzzi is subject to a supplement and only available October to April, when the pool is closed (unless otherwise agreed). Advanced booking is required to use the jacuzzi.

- **Other 3:** Cots and highchairs available on request.

- **Minimum stay:** 7 nights in July and August. 4 nights during all other periods.

- **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 via credit card to the owner before arrival (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open from approximately April to October. 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.