

Domaine de la Garrigue

Region: Languedoc Sleeps: 10

Overview

Set in a landscaped garden of climbing roses, agapanthus and century old pine trees, Domaine de la Garrigue is a beautifully restored *Maison de Maître* where classic French character meets modern comfort. Just minutes from golden Mediterranean beaches and the lively port of Marseillan, this is a home that balances Languedoc countryside living with easy access to the coast.

Spanning approximately 450 sqm across four levels, the house enjoys garden views from most rooms, while its south facing terraces and pool capture the warmth of the sun throughout the day. Elegant reception rooms with parquet flooring open onto the terraces, including a dual aspect dining room and a living room with marble fireplace. A study allows work with a view, while a gym, playroom and games lounge with jukebox, TV and pool table ensure entertainment for all ages.

Five air-conditioned double bedrooms, each with its own en suite, provide privacy and ease for families or groups of friends. The master suite features an Emperor sized bed, dressing room and spacious bathroom, while the converted attic bedroom is ideal for a family, offering a large double bed alongside two singles.

Life flows naturally outdoors here. The bougainvillea-clad summer kitchen overlooks the terrace and pool, making shaded al-fresco dining effortless. The 3-acre garden is a true highlight, with its 12 metre saltwater swimming pool (heated during certain months), private tennis court and amazing treehouse. Meanwhile, long lunches on the terrace stretch into starlit evenings, perhaps followed by a late night swim beneath clear southern skies.

Perfectly positioned between Florensac and Marseillan, the estate places you close to the Étang de Thau, renowned oyster beds and the heritage of Noilly Prat vermouth. Weekly markets and summer festivals bring the port to life, while Pézenas, Sète and Béziers offer culture and character within easy reach. For beach days, Marseillan Plage and Cap d'Agde provide sweeping sands and vibrant seaside energy just a short drive away.

Domaine de la Garrigue offers the rare pleasure of vineyard charm with the Mediterranean close at hand, creating an exceptional setting for memorable stays in the South of France.

Facilities

Go-Karting • Romantic • Ideal for Kids • Walking/Hiking Paths • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Private Pool • Cycling • Wine Tasting • Fishing • Air-Con • Tennis Court • Villa • Boat



Trips • Heated Pool • Chef/Cook Available • Cots (Cribs) • Ideal for Teens
• Beach Nearby • All Bedrooms En-Suite • Saltwater Pool • <1hr to Airport
• Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Rural
Location • Washing Machine • Coffee Machine • Outstanding Landscapes
• Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV
• Pool/Snooker • Laptop Friendly Workspace • Games Room • Indoor
Games • DVD • Bicycles Provided • Gym/Fitness Room • Tumble Dryer •
Dishwasher • Microwave • Smart TV • Outdoor Games • Table Football •
Home Cinema • Working Fireplace/Woodburner • Heating •
Caretaker/Owner on Site • Kid-friendly museum • Water excursions/Boat
trips • Amusement park • Transfers Available • Water park • Forest
park/High-rope course • Board games • Children's videos/DVDs •
Boules/Petanque • Ideal for Babies & Toddlers • Tennis rackets • High
Chair(s)

Interior & Grounds

House Interiors (approx. 450m²)

Main Floor

- Living room with sofas, armchairs, open fireplace, Freesat TV and two sets of doors opening to garden terrace
- Dining room with table (for 6-12 guests) and doors opening to garden terrace
- Kitchen, fully equipped including has hob, electric oven and grill, microwave, American-style fridge-freezer, dishwasher and Nespresso coffee machine
- Study with desk
- Sitting room/playroom with toys
- Utility room with washing machine, dryer and ironing facilities
- Shower and WC

First Floor

- Master bedroom with emperor-size double bed (200x200cm), air-conditioning, dressing room and en suite with two sinks, bath and separate walk-in shower
- Bedroom 2 with queen-size double bed (160x200cm), air-conditioning, dressing area and en suite with bath and separate walk-in shower
- Bedroom 3 with queen-size double bed (160x200cm), air-conditioning, dressing room and en suite with bath/shower
- Bedroom 4 with queen-size double bed (160x200cm), air-conditioning and separate shower room

Attic Floor

- Bedroom with queen-size double bed (160x200cm), large single bed (120x190cm), single bed (90x190cm), air-conditioning and en suite shower room

Basement

- Games room with table football, pool table, Freesat TV and jukebox
- TV room with DVD player (and DVD collection)
- Gym
- Access to outdoor kitchen, pool terrace and garden

Outside Grounds

- Saltwater swimming pool (12x5.5m, depth: 1.3-1.95m) with electric safety cover. Open approximately May to October. Heated approximately end-June to early September (outside this time pool heating is on request, subject to a weekly supplement)
- Poolside terrace with loungers
- Poolside summer kitchen with dishwasher, electric oven, gas hob, Weber charcoal barbecue and covered dining area
- Second al-fresco dining area
- 3-acre garden
- Tennis court with racquets/balls
- Boules pitch
- Bikes
- Treehouse (with open-tread stairs)



- Parking
- Two private entrances with electric gates

Additional Facilities

- Air-conditioning (bedrooms only)
- Tennis racquets and balls (children and adults)

Location & Local Information

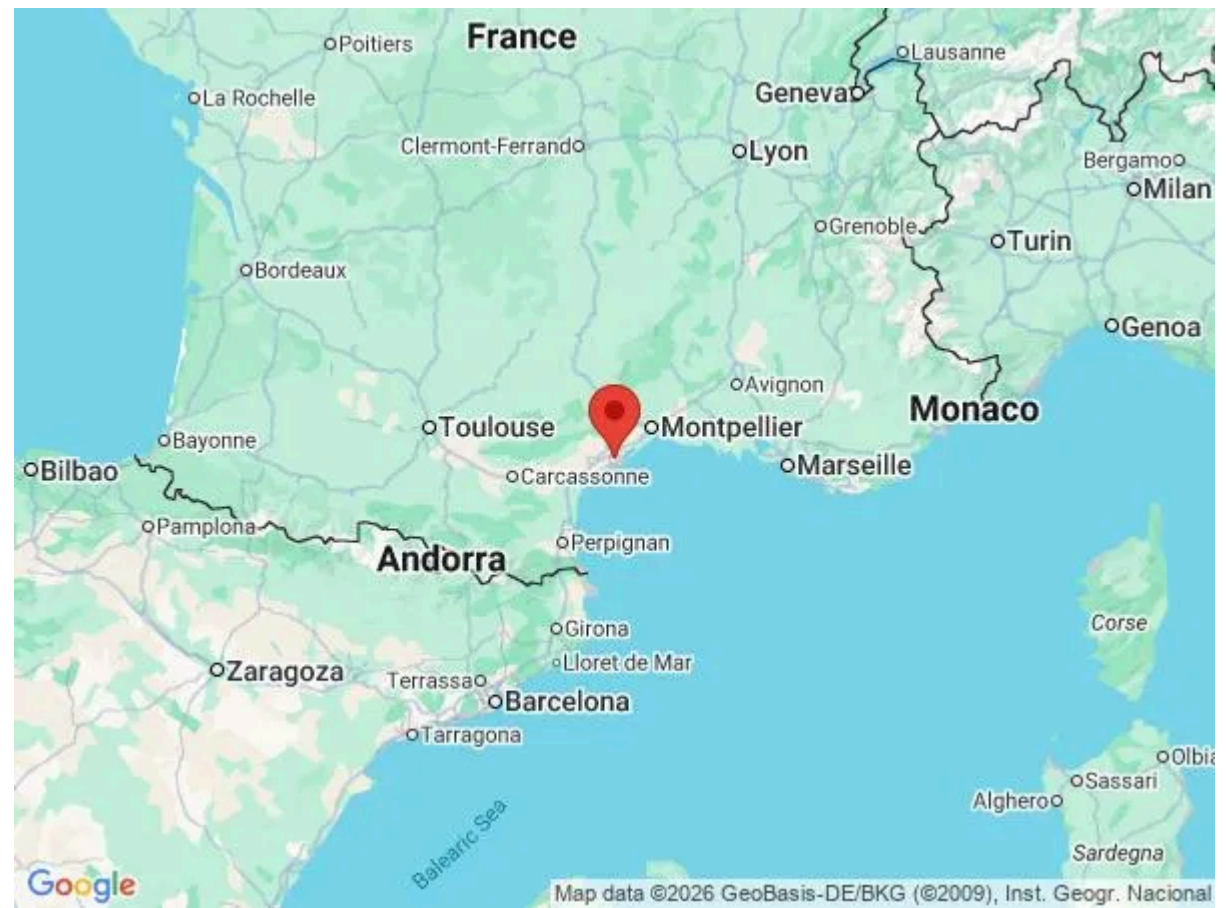
Perfectly positioned between the Hérault villages of Florensac and Marseillan, Domaine de la Garrigue offers an idyllic Languedoc escape surrounded by vineyards and Mediterranean light.

The village of Marseillan (4.5km) is a short drive away by the banks of the Étang de Thau. Here you will find a Carrefour supermarket, welcoming bars and restaurants, a weekly market on a Tuesday morning and a small yet picturesque port by the lagoon that captures the relaxed spirit of the region. Look out for boat trips to the famous oyster beds as well as water jousting tournaments and other summer festivities, including the rosé wine festival in early July. Learn all about the heritage of French vermouth at La Maison Noilly Prat in the village centre.

For other amenities, pass vineyards and countryside to reach the delightful village of Florensac (5km) for more everyday essentials, while Agde (8km), known as the "Black Pearl of the Mediterranean", offers a historic centre and convenient rail connections from its train station. For larger southern French towns, both Sète (27km) and Béziers (30km) are easily reached for wonderful days out.

Beach lovers are spoilt for choice. Marseillan Plage (10km) offers long stretches of golden sand, while Cap D'Agde (13km) boasts a large port, Aqualand water park, casino, golf course, beach clubs and a vibrant scene. Numerous beaches line this part of the coast (from Sète to Valras-Plage and beyond, offering everything from family-friendly shores to wilder natural stretches.

Inland, Pézenas (16km) is a delight on Saturday mornings, when its celebrated market fills the historic streets with local produce and artisan goods. Wine-tasting opportunities abound in surrounding Languedoc villages and domaines, inviting you to sample the region's celebrated vintages. With Béziers Airport just 20 minutes away and Montpellier around an hour by car, Domaine de la Garrigue combines rural charm with superb accessibility in one of southern France's most captivating corners.



Local Amenities

Nearest Airport	Béziers Cap d'Agde Airport (18km)
Nearest Airport 2	Montpellier-Méditerranée Airport (57km)
Nearest Beach	Marseillan Plage (10km)
Nearest City	Montpellier (54km)
Nearest Golf	Golf Cap d'Agde/Golf Saint Thomas (13km/22km)



Nearest Restaurant	Marseillan (4.5km)
Nearest Supermarket	Marseillan (4km)
Nearest Tennis	Tennis Padel Club Marseillan (5.5km)
Nearest Town	Agde/Béziers (8km/30km)
Nearest Train Station	Gare d'Agde (7.5km)
Nearest Village	Marseillan (4.5km)

What we love

- Classic French charm meets family-friendly features at this wonderfully restored Maison de Maître, close to the Mediterranean coast
- All five bedrooms feature en suites and air-conditioning – the master bedroom with its emperor-sized bed and dressing room is especially impressive
- Relax beside the swimming pool, play tennis on your private court and enjoy long al-fresco lunches in the shade of the bougainvillea-clad summer kitchen
- The landscaped gardens are beautiful with climbing roses, agapanthus and century-old pines
- Families will adore the games lounge with jukebox, playroom and unique treehouse within the grounds!
- A fine location close to Languedoc vineyards, a short drive from the charming village of Marseillan and the Étang de Thau (famed for its oyster beds)
- Spend long summer days on vast sandy beaches, visit traditional wine villages and soak up the region's culture in nearby Pézenas, Sète and Béziers

What you should know...

- Air-conditioning is featured in the bedrooms only.
- The English-speaking caretaker lives in his home within the grounds and he is responsible for garden maintenance three days a week (and other light maintenance work if needed). He is not present every night but he will let you know his schedule when you arrive – he can be contacted by phone if not there.
- Guests will need to be able to manage steps across the property (and up to the unique treehouse within the grounds!).

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card by OT as a pre-authorisation 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, changed once for stays over 7 nights.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Air-conditioning is featured in the bedrooms only.
 Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/ Hen parties are not allowed.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes, including mid-stay clean if staying over 7 nights. 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.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included during peak months (June to September). Additional £500 per week during off-peak months if requested.
- **Pool towels included?:** Yes.