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Le Ramonétage

Languedoc Roussillon / Aude

About Le Ramonétage

Located at the entrance to the village of Raissac d'Aude, Le Ramonétage is an extremely comfortable 2 bedroom apartment of some 65m² in what was once the wine workers' accommodation of the wine domain.

The entrance to the apartment is rustic in appearance; it is located immediately above the stables (which serves as a games room) in a separate building to the main house; it has its own dedicated entrance through stable doors with the staircase leading up to the apartment which incorporates all modern conveniences. To the front (south) there are views over the vineyards which are still owned by the family who originally built the domain. To the rear there are views over the 10X5 metre swimming pool (shared with owners). Off-road parking is available on driveway directly outside the apartment entrance.

Between the village store, the local shops (including tennis courts) in Canet d'Aude (5mins) and the more comprehensive shopping at Lezignan Corbieres (10mins) and Narbonne (15mins), all amenities are within easy distance.

Details indoors:

Entrance:

Through stable doors, there is a staircase leading up to the apartment. Located in the stables on the ground floor, which also serves as a games/table tennis room, are such things as outdoor seat cushions, sun umbrellas, travel cot and pedestal fans. A washing machine/ironing board/iron is also available for use if required.

First floor - Open plan living/dining room/kitchen:

You enter the apartment into the main living area which is approximately 40 sq metres in size. Fully fitted kitchen with a tall fridge freezer, dish washer, an electric oven with grill and a 4 ring ceramic hob with 'chimney' style extractor fan. There is lighting under the cupboards and plenty of electric sockets. The kitchen is well equipped with cooking utensils and crockery. Taking full advantage of the front aspect over the plane trees and vineyards, is a dining table for 4 people. The insert fire place sits between the dining area and the living area where you will find a settee and armchairs. The afternoon/early evening sun lights up this room and on a clear day, you can see the chain of the Pyrenees mountains to the south which are snow-capped from around November to May.

Bedroom 1:

At the rear of the rear of the property with views towards the swimming pool, abri and the old cedar tree the room is simply furnished with an iron bed, wardrobe and chest of drawers. The floor is tiled.

Bedroom 2:

Situated between the living area and the main bedroom, bedroom 2 offers twin beds. Accessed from the corridor, there are also french double doors leading directly into the living area which ensures light floods into the bedroom during the day time. The floor is tiled.

Shower room:

The shower room has an 80cm shower with good water pressure as well as a toilet and sink. A small window provides a welcome flow of air in the summer. Three walls and the floor are tiled creating a tasteful, clean and modern feel.

Further details outdoors:

The grounds:

The property is comprised of one long building which is split into three distinct sections. Initially, you have the main house, then the old stables with guest apartment above followed by the barn. On all sides the property is surrounded by its own private grounds which amounts to just under an acre. Within the grounds you will find a variety of fruit trees as well as palm trees and the magnificent cedar tree adjacent to the swimming pool. The main lawn area to the side of the barn provides a great area for games, lounging or dining (barbecue nearby). There are also a variety of seating areas and hence whether you like shade or sun, you'll be able to find somewhere which suits.

The fully enclosed swimming pool is sunny from early morning through to early evening and aside from sun loungers, also has a table and chairs for dining beside the pool. In the pool house is a 'cuisine d'été' with a sink and also a fridge where you might like to store cold drinks etc. For the evening there is a light under the pool abri, or alternatively, you may choose to sit out and watch the stars and bats flying around.

Further details:

The rate for the first week in September is 800 Euro.

Changeover is Saturday 16.00 to Saturday 10.00, although we accept mid week lets as well as long weekends out of season (not from June to September inclusive) - pls discuss with owner.

30% deposit is required to secure your booking; the balance is payable 6 weeks prior to arrival. Payment can be made by bank transfer (with all charges to sender) or cheque (â, £ or \$).

Damage Deposit of â,=150 cash (or equiv £, \$) to be paid on arrival, completely refundable if there is no damage and the property is left as found.

Bed linen and towels are included, but please bring your own swimming & sunbathing towels.

Water and electricity is included (except for Winter lets, electricity is an extra charge)

Cleaning: Guests are not required to undertake a full clean of the apartment before they leave. However, we do ask that bins are emptied, bottles taken to the bottle bank and any washing up is done and put away before you leave. Should you feel the inclination mind you, there is a full range of cleaning products available! All towels and bed linen will be washed after your departure.

Tariff

End cleaning is inclusive.
Towels and sheets are inclusive.
From October until the end of April electricity is not inclusive.
Electricity: 0,15 â‚¬ per unit.
Deposit: 150 â‚¬
Minimum stay: 4 nights.
Special last minute prices.
Please contact owner for the prices.

The above prices are in euros.

At a Glance

Local Taxes Included: No
Sleeps: 4
Bedrooms: 2
Baths: 0
Showers: 1
Toilets: 1
Pool: Shared
Changeover Day: Saturday
Arrival Time: 16.00
Departure Time: 10.00
Smoking Allowed: No
Children Welcome: Yes
Pets Allowed: No
Disabled Access: No

Facilities

Pool

Type: Chlorinated

Parking

Parking Outside: Yes

Kitchen

Cooker: Yes

Kettle: Yes

Microwave: Yes

Dishwasher: Yes

Fridge: Yes

Freezer: Yes

Utilities

Washing Machine: Shared Laundry

Iron & Board: Shared Laundry

Outside

Sun Lounger: Yes

Patio Furniture: Yes

BBQ: Yes

Entertainment

WiFi: Yes

Games Area: Yes

Housekeeping

Bed Linen: Yes

Towels: Yes

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