



## La Maison du Vigneron

Languedoc Roussillon / Aude / Canet d'Aude

### About La Maison du Vigneron

The gite is set at the rear of an acre of park and grounds with its own private garden and has a completely separate entrance to the main (owners) house. Sitting on your sun lounger on the gite's own pool-terrace you could be forgiven for thinking you were miles from anywhere. In fact you will be 200m from the heart of the village with its shops, bar and facilities.

The 12m x 4.5m heated indoor pool sits between the gite and the barns of the manor house. In the summer both ends of the pool room are opened up to the gardens. You can relax on the terrace in the sun knowing the kids won't burn while they play in the pool. Or vice-versa!

The gite entrance takes you into the kitchen/dining area with a large table and seating for 8. The kitchen is newly equipped including 2 fridges, dishwasher, toaster, microwave, butler sink and a range cooker with 5 gas rings and 2 electric ovens. There is a generous set of cutlery, crockery and all the cooking equipment you should need. The kitchen window opens out to the sunlounger area - perfect for passing emergency drinks!

Following through from the dining area there is a separate cupboard housing the washing machine and cleaning stuff, keeping them away from small children. The downstairs shower room and wc are at the end of this corridor with a modern wet-room style shower, wc and hand basin. Finally on the ground floor is the lounge with sofa, 2 chairs and a giant bean-bag. The TV is set up for UK satellite channels and there is a DVD player with a selection of children's DVDs.

Upstairs there are 3 bedrooms all decorated and furnished with high quality bed linen to give a light, airy and relaxing feel.

Bedroom 1. Double bed (160 x 200), wardrobe, dressing table, bedside tables and drawers. Window overlooking main garden and park area.

Bedroom 2. Double bed (160 x 200, or 2 singles on request), wardrobe, bedside tables and drawers. Window overlooks barn and sun-lounger terrace.

Bedroom 3. Large room with sloping ceiling - 2 single beds, cupboard, bedside tables and drawers. Windows overlooking both aspects.

The family bathroom upstairs includes a wc, hand basin and full size bath with shower. A velux window above the bath allows you to star-gaze while having your soak. Big, quality towels are provided.

### Tariff

Towels and sheets are inclusive.

Gas and electricity are inclusive.

Deposit: 150 €, ~

At the end of the rental period the tenant should yield up the premises to the landlord in a flawless and clean condition, according to a checklist that will be handed out on arrival. However, a cleaning service is at his disposal (70 €, ~)

The above prices are in euros.

**At a Glance**

Local Taxes Included: No  
Sleeps: 6  
Bedrooms: 3  
Baths: 1  
Showers: 2  
Toilets: 2  
Pool: Shared  
Changeover Day: Saturday  
Smoking Allowed: No  
Children Welcome: Yes  
Pets Allowed: No  
Disabled Access: No

**Facilities****Pool**

Type: Chlorinated  
Heated: Yes

**Parking**

Car Required: Yes  
Parking Outside: Yes

**Kitchen**

Cooker: Yes  
Toaster: Yes  
Microwave: Yes  
Dishwasher: Yes  
Fridge: Yes

**Utilities**

Washing Machine: Yes

**Outside**

Sun Lounger: Yes  
Patio Furniture: Yes  
BBQ: Yes

**Entertainment**

TV: Yes  
DVD: Yes

**Housekeeping**

Bed Linen: Yes  
Towels: Yes

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