

Villa Mimarmel - 3 bedrooms with aircon & private pool in Aude, France

Summary

Mimarmel is a contemporary single storey air conditioned villa with private pool situated towards the end of a quiet road just five minutes walk from the centre of the quaint village of Ginestas.



Description

Mimarmel is a contemporary single storey villa situated towards the end of a quiet cul-de-sac of 16 similar properties just five minutes walk from the centre of the quaint village of Ginestas.

Once through the front door of the villa pass through the lobby, with a cloakroom on the right hand side, into the bright and airy large (55 sq m) open plan living area with two sets of French doors leading on to a covered terrace and the garden.

The living area is furnished in a contemporary, comfortable and practical style with plenty of room for 6 guests. The very well equipped kitchen with breakfast bar is ideal for preparing a quick snack or a gourmet meal. As well as the breakfast bar there is a large dining table easily seating 6.

A door from the living area leads onto an inner hallway off which are the 3 bedrooms and the main bathroom. The main bedroom has a comfortable super-king size bed and has its own ensuite with shower, washbasin and toilet. Bedroom 2 can be configured either as a twin or with one king size bed, the room also has a useful washbasin. Bedroom 3 has twin beds. All bedrooms were refurbished in 2016 with new beds, furniture and soft furnishings.

Walking out through the living area French doors there is a shaded seating area for 6 close to the built in barbeque. A door leads off the terrace area to the pool room where the washing machine plus an additional fridge/freezer, (ideal for pool side drinks - and smelly French cheeses!) are located.

Looking south from the living area or the terrace the pool sparkles and there is an array of colour all year round in the Mediterranean garden. Stretch out on one of the sunbeds and relax and enjoy the sunshine and the gentle chime of the village church bells in the distance.

In the evening head out into Ginestas or one of the neighbouring villages for a meal or drinks or simply enjoy the peace and quiet of the evening whilst watching the swallows dipping in and out of the pool.

The village Boulangerie is only a few minutes walk away where fresh croissants, pains au chocolates and freshly baked baguettes are readily available. The village tabac stocks various grocery items and English newspapers can also be purchased.

If you don't fancy cooking at lunchtime then a visit to Les Trois Petits Cochons in the village is a must with a 3 course meal including wine at only €14! La Table du Casino also serves lunch and dinner and L'oncle Jules, the local wine bar, adds to the choices available.

The village also has a bank with ATM, a post office, a pharmacy and a hairdresser. There is a co-op for the local wine or go to one of the neighbouring villages - there is a wealth of wine choice on the doorstep!

Venturing further afield there are numerous places to visit including the beautiful medieval walled city of Carcassonne, the Cathar village of Minerve, the Canal du Midi and some beautiful sandy beaches. We have a collection of tourist leaflets at the villa and we are always happy to make suggestions based on individual guest's preferences.

Map

Address: 9 Lotissement Puit És Prat, 11120 Ginestas, France

Zip/Postal Code: 11120

Latitude / Longitude: 43.27089815290707 / 2.872938164695711



http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivIYesHGr12nVUp9KCK¢er=43.27089815290707,2.872938164695711

Nearest airport	Beziers and Carcassonne	50 km
Nearest bar / pub	Ginestas	1 km
Nearest beach	Gruissan	35 km
Nearest boulangerie	Ginestas	1 km
Nearest canal	Canal du Midi	2 km
Nearest doctor	Ginestas	0.5 km
Nearest ferry port	Marseilles	260 km
Nearest market	Various local markets	5 km

Nearest restaurant	Trois Petits Cochons	0.5 km
Nearest river	Aude	4 km
Nearest supermarket	Intermarche	4 km

Directions

Guests normally drive or fly to one of the seven airports that are within easy reach of the villa.

For those guests driving Ginestas is about a ten or eleven hour drive from Calais. Some guests have an overnight stay (we can suggest routes and overnight stop off points) and others complete the journey in one day.

For those guests flying we are fortunate to have no less than seven airports to chose from all of which are served by budget airlines.

Beziers and Carcassonne are the nearest airports at about 55 minutes drive each.

Perpignan and Montpellier are both about an hour away

Toulouse and Nimes are just under two hours drive and, finally, Girona in Spain is a little over two hours drive away.

Accommodation, facilities, utilities

Villa

Board:

- Self catering

Bedroom(s): 3 (6 Sleeps)

Cots: 1, Double bedrooms en-suite: 1, Twin bedrooms: 2

Bathroom(s): 2

Baths: 1, Showers: 2, Toilets: 3, Wash basins: 4

Suitability

- **Long term rentals:** Yes
- **Pets:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** Yes
- **Elderly or infirm:** Yes

Holiday type

Activity holidays, Beach holidays, Family holidays, Golf holidays, Romantic holidays, Rural holidays

View

Countryside views, Village views

General facilities

Garden, Garden furniture, High speed internet, Parking, WiFi

Indoor facilities

Air conditioning, CD Player, Coffee Maker, Dishwasher, DVD Player, Fridge, Fridge freezer, Iron and Board,

Microwave, Phone, Satellite TV, TV, Washing machine

Outdoor facilities

BBQ, Patio, Swimming pool (private), Terrace

Services

Beach towels provided, Linen inclusive, Towels inclusive

Access

Off-road parking

Activities

Local activities:

Boating, Boule, Canoeing, Cycling, Fishing, Golf, Horse riding, Swimming, Tennis, Walking, Watersports

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£110 - £275		£770 - £1,925	-	1 Nights	-
29-Mar-2024 - 27-Jun-2024	£200	-	£1,400	-	1 Nights	-
28-Jun-2024 - 05-Sep-2024	£275	-	£1,925	-	1 Nights	-
06-Sep-2024 - 31-Oct-2024	£200	-	£1,400	-	1 Nights	-
01-Nov-2024 - 27-Mar-2025	£115	-	£805	-	1 Nights	-

Policies

Check in: 16:00, **Check out:** 10:00

Please check our availability calendar and advise us of your chosen dates via our enquiry form. We will confirm availability and hold your dates for 24 hours to enable you to make travel arrangements. A deposit of 25% is payable to confirm your booking. The balance, together with a £250 refundable security deposit, is payable eight weeks before your arrival date. Payments can be made by cheque, credit card or bank transfer.

Our preferred changeover day in high season is Friday. We find that flights tend to be cheaper on Fridays and there is less traffic on the roads than on Saturdays.

The villa will be available from 16.00 on your arrival day and must be vacated by 10.00 on your departure day unless alternative arrangements have been made. We will always try to be flexible wherever possible.

Please note we are able to accept payment in Euro - please check the rate direct with us.

