



MED & MOUNTAIN
HOLIDAY RENTALS

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Detached villa with private heated pool
8 sleeps, 4 bedrooms, 2 bathrooms
Reversible air-conditioning, internet
Patio, barbecue, fenced garden, garage, parking



Villa
Méditerranée

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Holiday rental | Villa with private heated pool | www.mnmholidays.com
St Genis-des-Fontaines | Pyrénées Orientales | Languedoc Roussillon



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Villa Méditerranée



THE REGION

The villa is located in the village St Genis-des-Fontaines in the Pyrénées Orientales. The village centre is within a 5min. walking distance, 11km from the beach, Collioure at 20km.



THE VILLA

Villa with private heated pool, 8 sleeps, 4 bedrooms, 2 bathrooms, reversible air-conditioning, wi-fi, patio, barbecue, fenced garden, garage, parking



Plot 1100m²,
Habitable space 150m²
Private heated pool,
dimensions 9m x 4m
Main living area with equipped
kitchen, dining area,
climatisation réversible,
Utility room, separate toilet

Groundfloor bedrooms

1 double bedroom, 1 twin
bedroom, 1 shower room
(shower, 2 sinks, toilet)

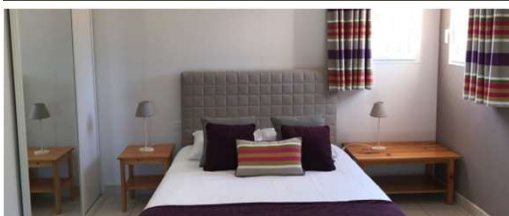
1st floor bedrooms

1 double bedroom, 1 twin
bedroom, 1 bathroom (shower,
bath, 1 sink, toilet)

Reversible air-conditioning in
the 4 bedrooms



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Pool and patio





The garden
and the garage





The main living area

From the living room the French windows give direct access to the patio with view of the pool.
There is a fully equipped open kitchen with adjoining pantry and additional fridge.





The bedrooms

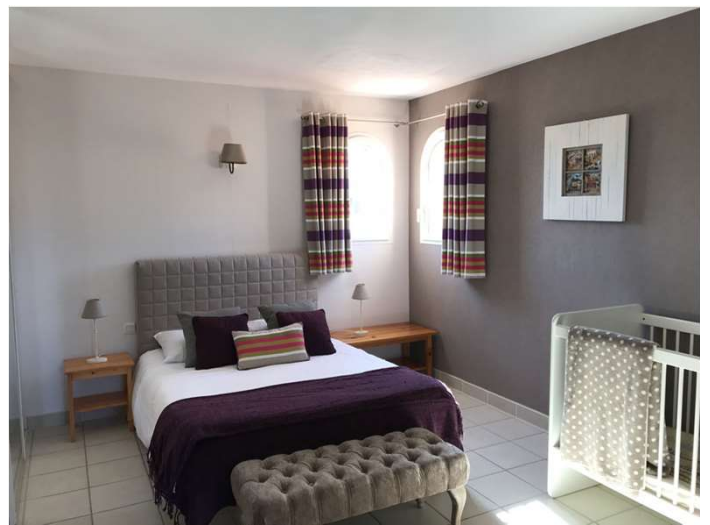


Groundfloor

- 1 room with queen size bed (160x190/63x75")
- 1 room with 2 twin beds (90x190/38x74")
- reversible air-conditioning in both rooms
- 1 shower room (2 sinks, shower, toilet)



1st floor
1 room with 2 twin beds (90x190/38x74")
1 room with double bed (140x190/53x75")
1 baby cot
reversible air-conditioning in both rooms
1 bathroom (1 sink, shower, bath, toilet)



Villa Méditerranée - location de vacances - Villa avec piscine privée chauffée

	 BEDROOMS 4 bedrooms	 COUCHAGES 8 sleeps	 SALLE DE BAIN 1 shower room + 1 bathroom	 CLIMATISATION reversible air-con	 INTERNET wifi	 PISCINE Private heated pool
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Charming villa situated in the lovely village St Genis-des-Fontaines (at 11km from the seaside). The house is on 2 levels and very nicely decorated. The house is facing south, sun all day round on the terrace and the pool. The garden is fully fenced so that children can play safely.

The villa is at a 5min. walking distance from the village center. In the morning you can go on foot and pick up your croissants at the local bakery and in the evening you can enjoy a nice meal at the local restaurants.

The house comfortably sleeps 8 adults in four bedrooms. The house is always cool having air-conditioning throughout the house. On the groundfloor the main living area is open plan with a fully equipped kitchen, nice lounge with dining area with direct access to the patio, as well as 2 bedrooms and shower room. On the first floor you have 2 bedrooms and a bathroom.

From the patio you have a view on the heated swimming pool (approx. 9m x 4m) equipped with pool alarm.

Descriptif détaillé

House rules	Maximum 8 people No smoking Animals upon request
Change-over	On Sunday during high season, low and mid-season more flexible. Keyholder service upon arrival and upon departure.
Bedrooms	4 bedrooms with reversible airconditioning Groundfloor – Bedroom 1 : 1 double bed (160x200) Groundfloor – Bedroom 2 : 2 single beds (90) First floor – Bedroom 3 : 1 double bed (140) First floor – Bedroom 4 : 2 single beds (90)
Bathrooms	Groundfloor bathroom 1 : shower, 2 sinks, 1 bidet, 1 toilet 1st floor bathroom 2 : bath, shower, 1 sink, 1 toilet 1 separate toilet
Kitchen	Electric coffee machine, kettle, toaster Oven, microwave, hob, fridge, freezer, dishwasher
Utility room	Extra fridge, iron and ironing board, washing machine (garage)
Dining room	Adequate seating for 8 people. Highchair available.
Entertainment	TV (French and German TV channels) Internet upon request

Pool	<p>Heated private pool equipped with pool alarm Dimensions 9mx4m, depth 1m50 Weekly maintenance</p> <p>The pool is generally available Easter – October bearing in mind that the startup at the beginning of the season is weather dependent. The pool will be winterised at the end of October, but weather permitting this may be delayed if requested.</p>
Outside	<p>Patio, terrace, summer garden seating corner Barbecue, garden furniture, fenced garden, gate</p>
General	<p>Reversible air-conditioning in the whole house Bed- and bath-linen (except beach towels) for hire Baby cot available (without linen)</p>
Parking	<p>Garage with space for 1 car</p>
Travel insurance	<p>It is recommended to arrange a comprehensive travel insurance policy (including cancellation cover).</p>
Office de tourisme	<p>The villa is registered with the Tourism Office of St Genis des Fontaines. A tourist tax (per person >18yrs) will be charged in addition to the rental rate. The collected tax will be transferred to the Communauté de la Côte Vermeille et le Conseil Départemental des Pyrénées Orientales (this runs via the Office de Tourisme).</p>

Location – Languedoc-Roussillon (66)

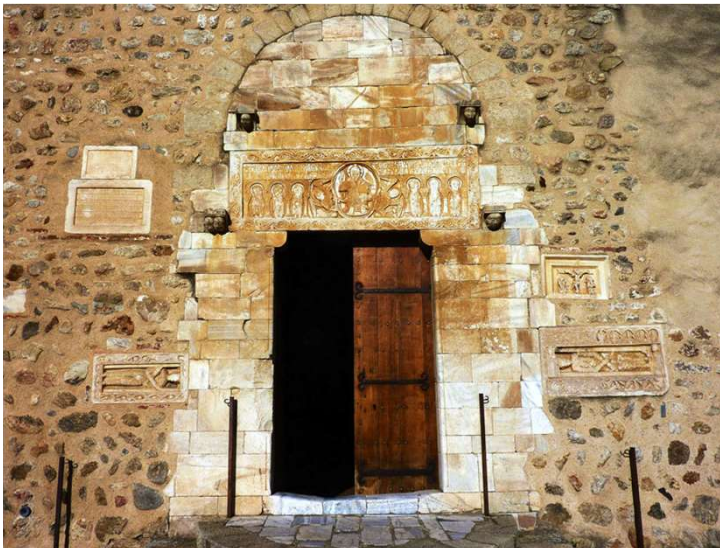
The villa is within 5 minutes walking distance from the center village St Genis-des-Fontaines. Located at 11km from the beach Le Racou at Argelès-sur-Mer, 19km from Collioure, 24km from the Spanish border.

Nearest airports : Perpignan-Rivesaltes at 30km, Gerona at 85km.





The village
St Genis-des-Fontaines





Between Med and Mountain

The region



Collioure



Beach Le Racou



Port Argelès



Château Valmy



Le Canigou



Les Aigles de Valmy



Port Vendres



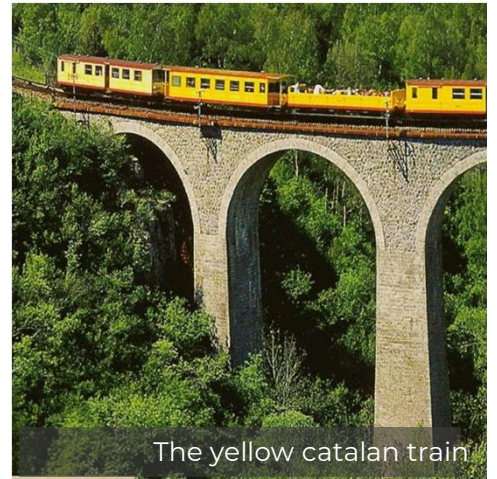
Céret



Castelnou



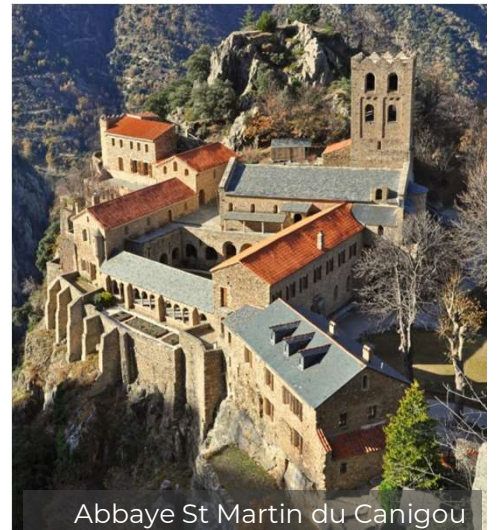
Paulilles



The yellow catalan train



Collioure



Abbaye St Martin du Canigou