

# Holiday lettings Moussan "Villa du Roucan"

This ground floor of villa, with its ornamental garden, under the pines and Oaks will allow you a relaxing stay.



**Villa**, detached, single storey, separate entrance, in a(an) Private estate

Setting : country setting, tranquil

Capacity : from 1 to 4 person(s)

Bedroom(s) : 2

Room(s) : 3

Moussan - Aude (11) - Languedoc-Roussillon

France

Reservation : +33 (0) 4 68 93 48 70 (France)

Advert No. 49247

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## Holiday lettings



Villa, detached, single storey, separate entrance, in a(an) Private estate

- **Ideal for family, all age groups**
- **View :** not overlooked, country side, garden/park, courtyard
- **Setting :** country setting, tranquil
- **Exposure :** North-west

" The Interior of this apartment consists of 2 spacious bedrooms, a bathroom and a living room open on the pleasure garden, the quiet of the scene and the proximity of the large pool of the Hortes du Roucan are safe assets for a successful holiday. "

## Assets

- **Swimming pool :**  
Shared swimming pool, rectangular (length 65', width 26'), step ladder, outside shower (open from '15 june' till '15 september')
- **Tennis :**  
Shared tennis
- **Advantages :**  
Pétanque pitch
- **baby equipment :**  
Baby chair



garden/park view

## Surroundings & location



### Countryside

" The proximity of the river Cesse, the River Aude, the Corbières with the Cathar castles, the Minervois region with the city of Minerva, the Mediterranean Sea and coastal ponds will allow you a privileged contact with nature. The festivals and animations summer, and the tasting of wines and products regional will enhance your stay. "

### Leisure

- **Leisure activities less than 20 km / 12 miles :**

Bathing, tennis, riding school, pony club, pathway, coastal/forest paths, horse trekking, fishing, angling, pétanque pitch

### Surroundings

- **Locality :**

Ice skating rink 6mi.  
Sea/ocean 15.5mi.  
Sandy beach 15.5mi.  
Windsurfing spots 15.5mi.  
River 3mi.  
Forest 165'  
Mountain range 12.5mi.  
Marina 12.5mi.  
Slipway 15.5mi.



courtyard view



view from the flat





Interior layout

### Interior

- **Receive up to :**  
from 1 to 4 person(s) (4 adults)
- **Liveable floor area :**  
650 Sq.ft.
- **Interior layout :**  
3 Room(s), 2 bedroom(s), 1 bathroom, 1 WC, living room 215 Sq.ft., Kitchen Area, dining room, dining area
- **Sleeps - bed(s) :**  
2 double bed(s), 1 baby cot(s)
- **Guest facilities :**  
T.V., internet access, wardrobe, cupboard, Hanging wardrobe, Glazed in area, Double glazed
- **Appliances :**  
Crockery/cuttlery, kitchen utensils, cafetiere, electric coffee maker, toaster, gas cooker, oven, mini-oven, micro-wave oven, extractor hood, refridgerator, washing machine, vacuum cleaner, iron

### Exterior

- **Ground surface :**  
6,500 Sq.ft.
- **Outside accommodation :**  
Covered terrace 172 Sq.ft.
- **Outside setting :**  
Private courtyard, enclosed grounds, garden 430 Sq.ft., pinewood
- **Outside amenities :**  
Garden table(s), 4 garden seat(s)



bathroom

### Services

### For your guidance

- **For your guidance**  
Children welcome  
Pets accepted under certain conditions (ask the owner)  
Mobile telephone network coverage, personal transport advisable  
Water : hot/cold  
Local voltage supply : 220-240V / 50Hz  
Electricity supply : mains



Kitchen Area



Photo album - 1



garden/park view



view from the flat



courtyard view



Interior layout



Kitchen Area



Photo album - 2



bathroom



view from the garden/park



bedroom



bedroom



shared swimming pool



façade



### Location



### Location & Access

"Easiest access: Narbonne. Roll up Marcorignan. Cross the village of Marcorignan, then turn to the right before the bridge over the Aude, direction Moussan. 300 m turn right after the career direction of the Roucan Hortes. At the top of the Hill and the subdivision, our street is the last one left."



GPS coordinates in degrees, minutes, seconds: Latitude 43°14'6"N - Longitude 2°56'16"E ([Dwelling](#))

#### Address

→ 7 rue des oliviers  
11120 Moussan

#### • Motorway (junction) A9

→ Narbonne, Aude, Languedoc-Roussillon,  
France

→ Distance : 6mi.

→ Time : 30'

- Narbonne : (4.5mi.)
- Narbonne-Plage : (18.5mi.)
- Carcassonne : (31mi.)

### Contact

Spoken languages



# Holiday lettings Moussan - France "Villa du Roucan"

7  
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Availability calendar - from : january 2018

Jan	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Feb	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W								
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
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Mar	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Apr	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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May	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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June	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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Jul	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Aug	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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Sep	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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Oct	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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# Holiday lettings Aude - Languedoc-Roussillon "Villa du Roucan"

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## Availability calendar - from : october 2018




Nov	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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Dec	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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[Month : Next >>](#)

## Rental rates - Villa - from 1 to 4 Person(s)

Rates	Night	Weekend	week	2 weeks	Month
 Low season	-	-	£260*	-	-
 Mid season	-	-	£287*	-	-
 High season	-	-	£358* (Saturday)	-	-

(Check-in day)

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### Booking conditions

#### • Reservation

- Payment made upon reservation : 30% of rental sum
- Payment balance : on handing over the keys
- Deposit required : £224\*

#### • rentals

- Service charges included
- Day tax included

### Accepted methods of payment

- Cheque
- Bankers draft
- Cash
- Holiday voucher

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Contact directly the property owners

[www.ihacom.co.uk](http://www.ihacom.co.uk)

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### Contact

Spoken languages



\* Converted at the rate indicated : €100 = \$117.29 = £89.59

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