



VILLA
FLEURY D'AUDE

kimechateauchampagnat.com

**WELCOME
TO FLEURY**

WELCOME

T O F L E U R Y D ' A U D E

Here you will find some notes which will help you make the most of your time here.

Please refer to the "10 GOLDEN RULES" in the house folder for a quick summary of the most important notes.

Please treat our home with care and respect.

For everyone's comfort and those with allergies who may holiday after you, no smoking, vaping or pets are allowed on the premises.

Enjoy your stay!



+33 6 13 57 88 82

kim@chateauchampagnat.com

WELCOME TO

Fleury



Check-In



Directions



House Rules



Home Guide



TV & WiFi



Air Con



Pool



Garden



Patio door lock



Shopping



Restaurants



Markets



Visits



Check-Out



Le Château



Directions

ADDRESS

8 Place Jean-Auguste Négrier,
11560 Fleury d'Aude.

GPS co-ordinates: 43.23071, 3.14040

WhatThreeWords:

///aptness.astronomers.apprehend

The villa is the last house on the street on the far left.



PARKING

The driveway is 3 meters wide. There is space for max. 3 cars on the driveway.

We do not have the capability for electric vehicle charging. Please search online for charging stations.



Villa Fleury Welcome!

We are a smoke, and animal free villa.

If you smoke outside, please be sure all butts are properly extinguished and disposed of (not in the villa).

Pets are not permitted anywhere on the premises.



Please treat our home as if it was your own and respect to our 10 Golden Rules



Checking In

Contact, Keys

Kim Molyneaux (English & French)

+33 6 13 57 88 82

Concierge: Dolly Giana (French)

+33 6 69 14 12 70

Please let us know your arrival time.

Our Concierge will meet you upon arrival and departure. They will give you the keys and answer any questions. Kim is also available for any questions or help, please don't hesitate to get in contact.

You will receive:

- 1 front door key and 1 back door key.
- 1 key which fits both the garage and garden gate.
- These keys are for adult use only please.

Check in 15h00-20h00

Check out before 10am

Please contact us for arrival/departure times outside these hours so we can accommodate your itinerary

[You can download the Inventory here](#)



Checking In

Security

The Security Alarm will remain off for the duration of your stay.

- Please avoid touching the white security control panels by the front door and under the stairs.
- The security cameras in the property have no listening capability and will have the lenses covered for your stay.
- The external cameras will be turned off, with the exception of the camera covering the driveway.
- It is not possible to charge electric vehicles.
- For more information, please see the printed manual.



PLEASE double check that all doors and windows are locked before going out. The patio doors must be closed with the handles pointing downwards.

10 GOLDEN RULES

We kindly ask you respect the following:

- **Smoking**, Vaping and the use of drugs are forbidden.
- **Animals** are not allowed in the property or garden.
- **Plastic cups** are provided for pool area use. Broken glass can cause serious injury and damage to the pool liner.
- **Pool Security Cover** may be removed, you are then responsible for ensuring pool safety. Please watch your children at all times.
- **Garden gate** must be kept locked at all times.
- **Gas hob** must be supervised while in use.
- **Charcoal BBQ** must not be used during an open fire ban in periods of "secheresse", and must be supervised at all times while in use.
- **Wifi** is provided on the property for use according to French law.
- **Washing and drying machines** are provided for your use at your own risk.
- **Air Conditioner:** all doors and windows must be kept shut during use, without fail, and please set them at a minimum of 26 degrees when you are out.

Please see printed version for more details



Accidents do happen!

Please notify us of any damage so we can resolve it for you and the next guests.



POOL SAFETY

You may remove the protective pool cover.

You are then responsible for ensuring pool safety.

Please be extremely vigilant and watch your children at all times.

POOL COVER REMOVAL

Please see the printed manual or [click here](#) for detailed pool cover removal instructions.

Please replace the cover before you leave.

POOL MAINTENANCE

Our pool maintenance technician will visit up to twice per week. He has access to the garage and garden only. You do not need to be present during his visits.

If you experience any issues, please let us know.

The depth at the **shallow end is 1.4m.**

The depth at the **deep end is 1.8m.**

No diving is permitted.

NO GLASS IS ALLOWED IN OR NEAR THE POOL. FOR SAFETY REASONS. PLEASE USE PLASTIC CUPS PROVIDED



Pool

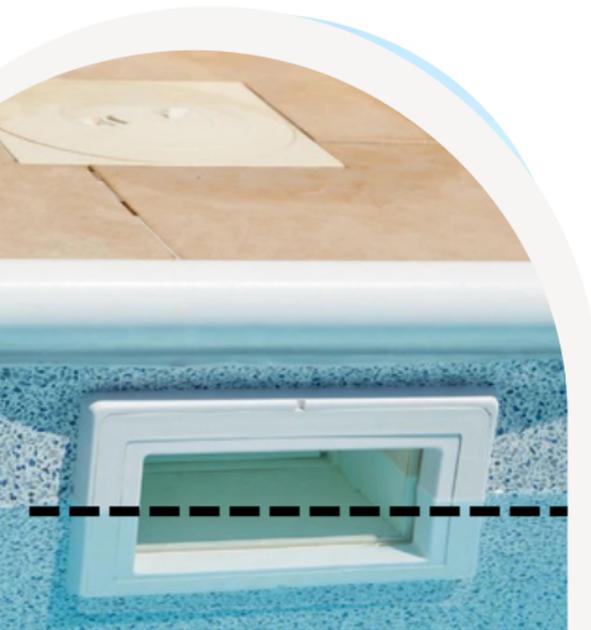
COVER & WATER LEVEL

WATER LEVEL

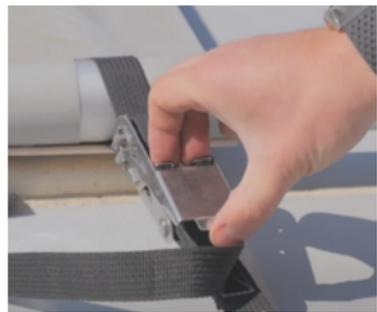
If the water level drops **below the mid-line level of the skimmer**, please fill the pool using the hose.

In case of drought (sécheresse), this can be done after 8pm.

The water level should always be at the mid-line level of the skimmer



POOL COVER REMOVAL AND REPLACEMENT AND VIDEO



[Click this link,](#)
or search YouTube video **"Tutorial Desjoyaux 18"**
Even though it's in French, visually the instructions are clear

POOL COVER REMOVAL AND REPLACEMENT



Please replace the cover before you leave



IN CASE OF DROUGHT

In the rare event the government or commune announces a state of drought, there may be water use restrictions and/or a ban on re-filling pools. Normally the pool can be topped up using the garden hose after 8pm.

In this event, please keep the pool cover on at all times when not in use to avoid evaporation of the water.

Once the water level has dropped below a certain level, the pump cannot function and the pool can no longer be used.

These are, unfortunately, circumstances beyond our control which we sincerely regret.

Thank you for your understanding.

[CHECK HERE](#)





Important Information

GARDEN

The shade sail

Please see printed instructions or click here for how to put it up and take it down. Please take it down if you experience storm winds and before you leave.

Automatic watering

Comes on during the night. Be sure to remove everything from the lawn or it will get wet.

BBQ

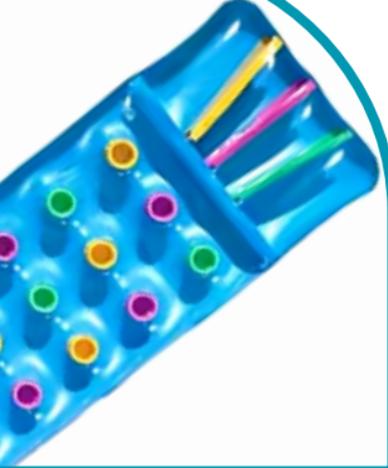
Never leave the BBQ unattended whilst in use, please, and ensure the charcoal is fully extinguished after use. Please do not move the BBQ or use it on the patio.

It may not be used during a ban on open fires in the Clape area. Please check the commune website.

The garden gate must be kept locked at all times please, unless you are using it in that moment – this is a legal requirement to avoid problems with children falling in the pool.

Garden plants There are some **cacti growing in the garden which are spiky.** Please watch your children and avoid touching them.





Important Information

GARDEN

Inflatable pool loungers and pump will be found in the garage.

Please store inflatables in the garage overnight.

Please note we do not provide a parasol due to potential windy conditions.

Mosquitos share the garden, consider the use of a suitable repellent.

Garage

If you have opened the door, please ensure it is locked before going out.

Feel free to use the garage to store your outdoor belongings (eg bikes, etc).

Unsupervised children are not permitted in the garage as pool chemicals and other such items are stored there.

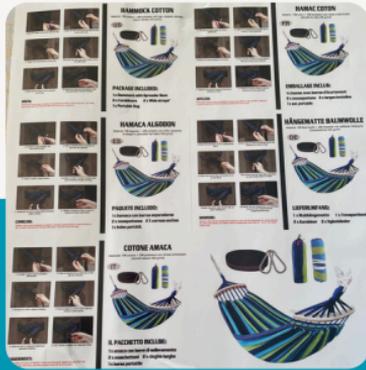
Sunloungers

4 sun loungers are at your disposal.



HAMMOCK

Hammock
instructions



Hammock
Site



Hook the
carabiner on
to the wall hooks



Hook the other
carabiner in to
the straps



Important information

Air Conditioning

If the air con is on, it's vital that you keep all external doors and windows shut all the time without fail please otherwise the units will drip, damaging the walls and energy is wasted trying to air condition the villa, which isn't good for the environment. When you leave the house, simply raise the temperature to at least 26 degrees C. You can lower it to a more comfortable level when you return.

There is an air conditioning unit in the dining room, and another at the top of the stairs. To keep the bedrooms and bathrooms cool, leave the interior doors open (except the laundry door) so the cold air can circulate throughout the whole villa.



Locking the patio door

Important information

For security, the patio doors only open from the inside. There's a magnetic strip on the first patio door. This will usually hold the door shut so you can come and go from the garden whilst easily keeping the door shut at all times whilst you are outside. If it's very windy, the strips won't hold and the door will keep blowing open, you'll need to use the back door and walk round, please. We kindly request you take care the front door doesn't slam shut in the wind.

When going out, make sure that the patio door is shut with the handle pushed to the down position, and not just held on the magnetic strips.



Lock the doors when you go out. The handles should be pointing downwards





TV & WiFi

The television is provided for use according to French law and is equipped with an SFR TV package where you can find various TV channels. **You can also use the SFR system to log in to your own Netflix, Prime, Disney or other streaming service accounts.**

SFR is accessible on HDMI 1

Scroll down to find the streaming channels to log in to.

WiFi AND PASSWORD

WiFi: MolFleur

Password: Fleury2021*

FRENCH LAW

Downloading of illegal material is against the national law.



Home Guide

01

Hot Water

The 200 litre tank is in the garage.

Please not note that it can take up to two minutes for the hot water to reach the house.

- Bathroom radiators automatically turn on 1 hr a day
- The bathroom cabinets are sadly NOT waterproof, please be careful

02

Cleaning

- The vaccum cleaner Henry and a mop and bucket, brooms, etc are provided for your use.
- Cleaning supplies are available under the sink.
- Please leave any items clean as you found them.
- Please replace any kitchen supplies you use.

03

Furniture

Please don't sit on any indoor furniture wearing wet swimsuits or suntan lotion

The **sofa** can be re-made daily by plumping and re-adjusting the seat cushions so they are as far back as possible.

04

Bins

Please dispose of your household waste in the container at the end of the street.

Please place recycling in the appropriate bins. The location of the bins can be found on the map on the wall in the laundry.



Home Guide

KITCHEN WORKTOP

Please use the trivets and chopping boards provided.

Don't place hot items or use knives to cut anything directly on the worktop.



Home Guide

LAUNDRY

Laundry - The washing machine is available for your use in the laundry. **Please do not use the dryer function on the brown machine.** For washing, program is No. 5 at 30 or 40 degrees is usually adequate. In the unlikely event you need a tumble dryer, please use the white one. You'll also find a clothes dryer, pegs, iron and mini ironing board in the Laundry. **Please keep the internal laundry door shut at all times.**

We accept no responsibility for any washing or drying mishaps. Be sure to choose a program and temperature that suits the type of item you are washing. Do not mix dark and light colours. Do not leave the villa with the washing machine or tumble dryer going. If you prefer to use a commercial washing station, the nearest one is available at the Intermarché supermarket at Salles d'Aude and others can be found in the area.



Home Guide

BEACH UMBRELLA

(and beach bag) is in the laundry. It comes with a yellow screw device to fix in to the sand.

Please be sure not to lose the black rubber joining device, or it will not fit together.

ELECTRICAL APPLIANCES

Instructions can be found in the black folder.

USEFUL INFORMATION

Can be found in the pink folder.

MIND YOUR HEAD!

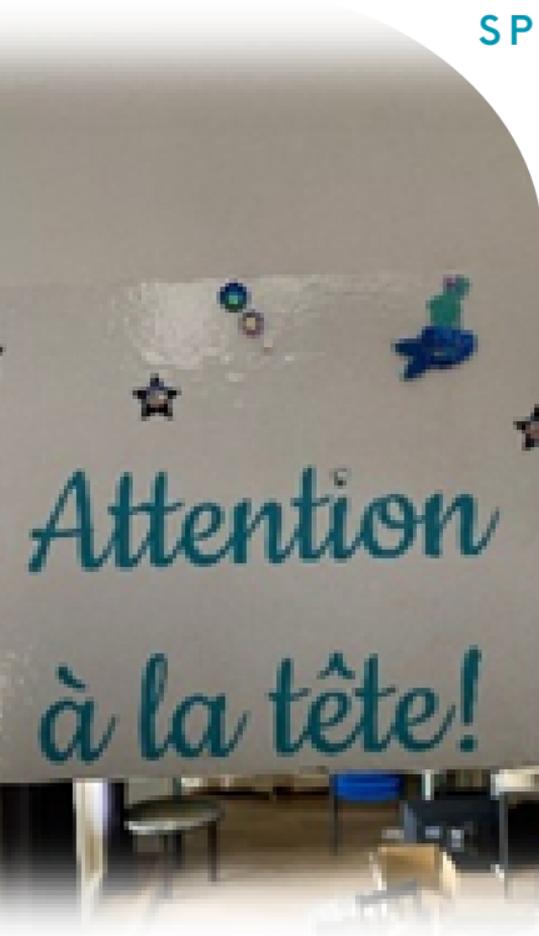
Please take care going up and down the stairs – the ceiling is quite low here.

SPORTS EQUIPMENT

Is in the tall cupboard in the laundry.

LIVRE D'OR

We'd be grateful if you leave helpful comments and remarks in the **Livre d'Or**.



Shopping Supermarkets

Please consult the opening horus online

- **Carrefour City**
5 Rue de la Poste, 11560 Fleury (800m)
- **Pharmacie Fleury d'Aude**
16 bis Avenue de Béziers, Fleury d'Aude
Téléphone : 04 68 33 61 31 (450m)
- **Intermarché** (+petrol station)
Route De Coursan, Lieu Dit Les,
Coundominos, 11110 Salles D Aude (3.4km)
- **Carrefour, Serignan**
Route De Valras, 34410, Sérignan
(16km)
- **Polygone Centre**
Béziers (selection of shops, restaurants
and cinema) (16.6km)



Shopping

Local Markets

Please consult the opening hours online

- **Le Grand Marché, St. Pierre la Mer**
Every morning on the seafront
- **Le grand marché sur les Barques et le cours Mirabeau**
Narbonne centre, parking Mirabeau
- **Les Halles de Béziers**
Place Pierre Semard, 34500 Béziers
- **Marché des Cabanes de Fleury**
Les Cabanes de Fleury
- **Other local markets**



Some places to visit

RECOMMENDATIONS

Here are our recommendations for the best beaches and places to visit in the area!



SOME PLACES TO VISIT

[African Reserve](#)

[Narbonne](#)

[Béziers](#)

[Gruissan](#)

[Canal du Midi](#)

[Carcassone](#)

[Pezenas](#)

[Cap d'Agde](#)

[L'Oppidum](#)

[d'Ensérune](#)

[Fontfroide Abbey](#)

[Sites of interest](#)



BEACHES

All the local beaches are lovely!

[St. Pierre La Mer](#)

[Narbonne Plage](#)

[Vendres Plage](#)

[Valras Plage](#)

[Gruissan Plage](#)

or venture further afield to

[Cap d'Agde](#)

[Marseillan Plage](#)





Restaurant

RECOMMENDATIONS

Large selection +of restaurants at St Pierre and all along the coast



Chez Pierrot

48 Rue du Four,
11110 Vinassan
(8.4km)

Outdoor dining,
one of our
favourite
restaurants in
the area :)



L'Ardoise

50 Avenue de
Fleury, Salles
d'Aude

Tel: +33
7 69 72 69 93

Dine on the
terrace.



Pizz' Snack & Bowl

30 boulevard de
la république,
Fleury-d'Aude

Tel: +33
4 68 41 31 30

Take-away or
delivery

Other Restaurants in or near Fleury:

D'Ici et d'Ailleurs, La Tulipe Noir,
La Flammerie, Restaurant/Café le
Perignan, L'Auberge de la Garrigue



Local WINE



LOCAL WINE PRODUCERS:

Here are just a few:

[Combe des Ducs](#)

[La Vendémiaire](#)

[Château Laquirou](#)

[Château La Tour La Pagèze](#)

[La Domaine Les Bugadelles](#)

[Château Camplazens](#)

[Sarrat de Goundy](#)

[Château Roquette sur Mer](#)

[Château Bouïssat](#)

[Château Pech-Celeyran](#)

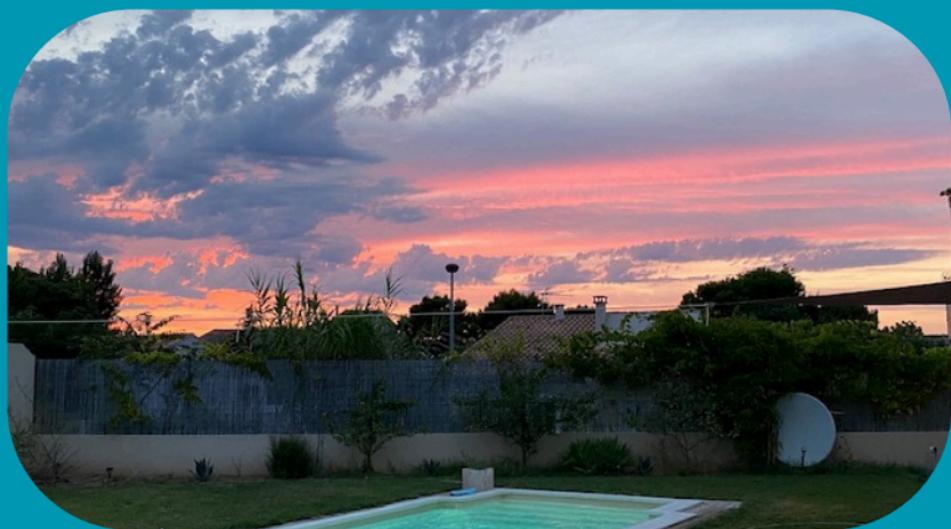
[Château l'Hospitalet](#)

[Château Capitoul](#)

[Château Moyau](#)

[Château d'Anglès](#)





CHECK-OUT

We hope you enjoyed your stay with us
and wish you a safe journey home

CHECK-OUT TIME IS NO LATER THAN 10H00

LAUNDRY

Please place all towels in the laundry.

KEYS

The Consierge will meet you to collect the keys. If you will be leaving particularly early, please let us know and we will give you lock box details.

PERISHABLES AND LEFTOVERS

Anything left in the fridge should be disposed for sanitary reasons please.

RUBBISH AND RECYCLING

Please put your household rubbish in the container at the end of the street and dispose of recycling in the public containers provided around the village.

Changeover time is very limited, we would really appreciate it if you helped us by leaving the villa clean and tidy as you found it, thank you.





CHECK-OUT

CHECKLIST

CHECK-OUT TIME IS NO LATER THAN 10H00

- Please inform us of any damage, loss or non-functioning equipment.

We kindly request you:

- Replace the pool cover.
- Take down the shade sail.
- Leave towels in the laundry.
- Dispose of your household rubbish and recycling in the appropriate collection containers.
- Dispose of perishables from the fridge.
- Log out of your streaming channels.
- Check you have all your belongings.
- Changeover time is very limited, we would really appreciate it if you helped us by leaving the villa clean and tidy as you found it, thank you.
- Give the keys to the Consierge or leave them in the lock box, depending on our arrangements

We wish you a safe
journey home!



Château de Champagnat

Why not break your journey

Only 40 mins from Clermont Ferrand, in Central France and 5km from historic Vichy, we'd love to see you!

www.chateauchampagnat.com

LA LODGE

4 bedroom self-contained holiday accommodation in the Château courtyard (sleeps up to 8) and includes use of the pool, hot tub and park.

[Click here for more information](#)

LE PIGEONNIER

A break without the children?

The Pigeonnier, set in the Château courtyard is a romantic, self-contained tower for two, with use of the pool, hot tub and park.

[Click here for more information](#)

Or combine the two for a group visit for up to 10 people!

