

# Le Moulin Charmant

**Region:** Dordogne   **Sleeps:** 14

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## Overview

Le Moulin Charmant is a beautifully converted mid-nineteenth century mill house bordering the Auvézère river just outside Hautefort in the Dordogne. It stands within 4 hectares of grounds and gardens in stunning countryside dotted with historic towns and villages.

This impressive conversion has resulted in a charming and beautiful home full of beautiful, personal touches, perfectly combining comfort and style. It offers a large traditional, well-equipped kitchen with dining table and spacious sitting area.

In addition, there is a wonderful covered terrace ideal for barbecues and outdoor eating. There is also a cosy sitting room with huge log burning stove and a large barn is attached to the end of the Mill, with table tennis and plenty of room for fun and games.

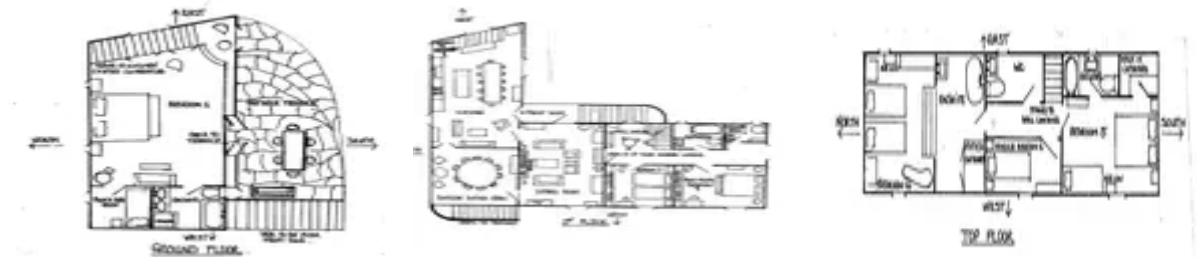
The Mill has a gated and heated outdoor swimming pool with charming pool house with balcony.

To make your stay both memorable and more relaxing the non-resident English speaking housekeeper is available to arrange additional services such as Cordon Bleu meals, a fridge stocking service, hampers, babysitting and maid service. Complimentary White Company soaps are provided in the bathrooms.

Located in the outskirts of the gorgeous traditional village of Toirtourac and just a few minutes drive from the lively town of Hautefort with a delicious boulangerie, a restaurant and bar as well as sport facilities, the Chateau is the perfect base to explore the beautiful Dordogne region.

## Facilities

Indoor Games • Special Offer • Has Discount • Table Tennis • Watersports • Rural Location • Cots (Cribs) • Wi-Fi/Internet • Games Room • Air-Con • Private Pool • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Ground Floor Bed & Bath • TV • Outdoor Games • Heating • High Chair(s) • Canoeing/Kayaking • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites



# Interior & Grounds

## Villa Interior

### Ground Floor

- Fully fitted kitchen
- Dining area
- Sitting room with log burning stove
- Master bedroom with en-suite bathroom and outdoor terrace
- Separate bedroom with bunk bed

### First Floor

- 2nd Bedroom: twin room with own bathroom
- 3rd Bedroom: four poster room with own shower room

### Top Floor

- 4th Bedroom: double room with extra single bed, en-suite bathroom and A/C
- 5th Bedroom: twin room with en-suite bathroom and A/C
- 6th Bedroom: single bed and separate W.C.

## Outside Grounds

- Heated swimming pool with child-safe gate (12m x 6m, depth 0.8m-2.2m)
- Pool house
- Sun loungers and parasols
- 4 hectares of grounds and gardens
- Outdoor dining facilities
- Covered terrace
- Large barn area perfect for roller blading and indoor games
- Table tennis, boules, darts, croquet etc.
- Mobile charcoal barbecue
- River fishing (no rods provided)
- Parking

## Facilities

- Wi-Fi
- Heating
- A/C (two rooms only)
- Table tennis
- British TV
- Boules
- Croquet





# Location & Local Information

Just 3 km away is the village of Toirtourac, with its beautiful monastery, restaurant and bar, charcuterie shop and an award winning boulangerie.

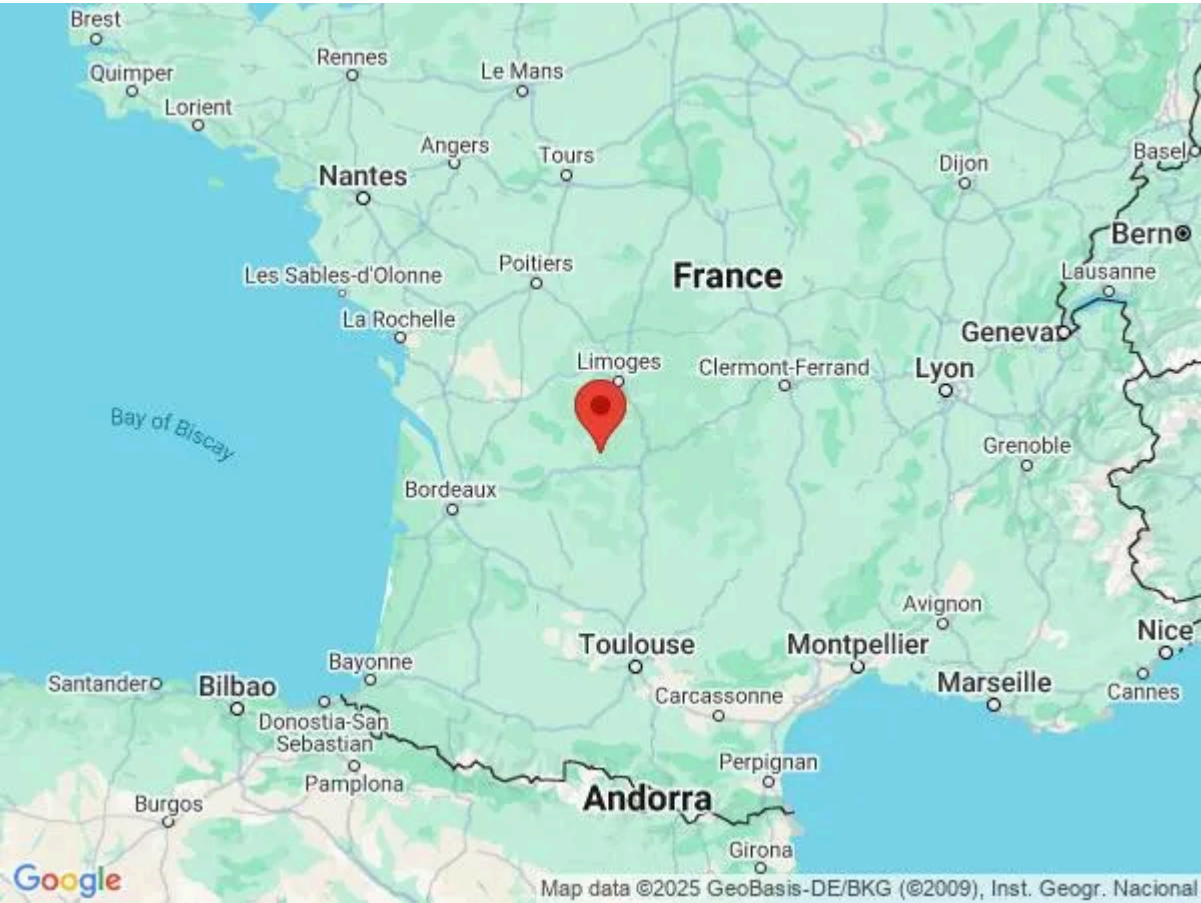
The magnificent Château and town of Hautefort is 6 km away and also offers charming restaurants, bars and shops as well as all-weather tennis courts which are free to the public. Many of the local towns have charming weekly markets.

Le Moulin Charmant is just over an hour's drive from Bergerac Airport and Limoges Airport. Bordeaux Airport is two hours away.

Upon arrival, you will be provided with all the necessary information regarding the local area including arranging bike hire, a useful and fun way to explore the French countryside and the surrounding villages.

## Local Amenities

Nearest Airport	Bergerac (85 km)
Nearest Village	Toirtourac (3 km)
Nearest Town/City	Hautefort (6 km)
Nearest Restaurant	(3km)
Nearest Supermarket	(3km)
Nearest Golf	Domaine d'Essendieras



## What we love

- The beautiful and private setting of the vast and beautiful garden and grounds, which offer plenty of space for everyone to enjoy the stunning French Countryside – the outdoor dining terrace is perfect for breakfast and for watching the sun set with a glass of wine!
- The large gated pool area with characterful pool house with balcony and a barn for fun and games
- Le Moulin Charmant feels like a real home and offers comfortable and spacious accommodation
- The master bedroom is very smart and enjoys independent access from outdoors as well as from indoors. There is also a new adjacent bunk-bed room ideal for kids!
- Try your luck for roach (quite tasty, with seasoning) in the river pools around the island adjacent to the mill!

## What you should know...

- Due to the nature of the vast grounds and the small canal, small children should be supervised

# Terms & Conditions

- **Security deposit:** £500 charged to clients' credit card prior to arrival.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** No.
- **Other Ts and Cs:** Weddings/Stag/Hen parties not allowed. Air-conditioning is featured in two rooms only.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes.
- **Smoking Allowed?:** Outside only. All butts to be removed or additional cleaning fee applicable.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No. Please note that the pool is open May to September. Open at the owner's discretion before and after this period.