Manoir Altheas

Region: Dordogne **Sleeps:** 10

Overview

Imagine the sophistication of a modern, airy Parisian apartment, set in a house in the Dordogne. This is Manoir Altheas, a holiday home built in 1800 and restored to the height of elegance. Each room embodies style, ease and an authentic sense of Périgord charm. Set into the hillside over two floors, you'll admire the lush flower gardens reached from the upper level and large traditional windows that bring the fresh country air inside.

Step into the marble tiled hallway of this 19th century French *maison* and walk through to the sitting room with its high ceiling, ornamental fireplace and a cabinet with Smart TV (Netflix/Prime etc) and a DVD player. There is a light-filled dining room next door showcasing more antique pieces, alongside a modern shower room.

Following the wide curved staircase to the upper floor, you will surely find yourself spending most of your time relaxing in the glorious contemporary kitchen and lounge with doors opening out to the large stone terrace overlooking the gardens above. There are four bedrooms on this floor – three doubles (two with king-size beds) and a twin – alongside two bathrooms (en suite to two of the bedrooms or accessed via the landing). An independent one-bedroom garden cottage, furnished with equal taste and classic style, sleeps two further guests if required.

Relax on the large stone terrace soaking up the sun or make the most of the shady awnings as you enjoy al-fresco Périgord feasts accompanied by good local wine from the many Bergerac vineyards nearby. The private garden is simply idyllic, like a step back in time – admire roses, hibiscus, apple and cherry trees as you wander along its different levels with rustic stone steps. The garden is not overlooked and opens out to rural farmland and countryside so typical of the Périgord - it is truly your









very own peaceful paradise.

Stroll along the lane to the pretty village of Lanquais with its old sandstone houses, little square and local school, then continue on to the nearby restaurant, a relaxed and friendly *auberge* serving French fare.

It's less than a 10-minute drive to Lalinde, a bastide town by the banks of the Dordogne, home to inviting restaurants, food shops and a wonderful Thursday morning market. Don't miss the lovely Sunday morning market in the medieval village of Issigeac whilst other picture-perfect villages close by include Trémolat, Limeuil, Beaumont-du-Périgord and Monpazier.

Play golf in stunning surroundings, enjoy tennis in the local village, follow a wealth of walking and cycling routes and visit vineyards around Monbazillac, Saussignac and Pécharmant or even as far as Bordeaux and Saint-Émilion.

Of course, Bergerac and Sarlat-la-Canéda are also fine days out for more historic architecture and gastronomic delights or stay closer to home as you canoe along the river, dine out in authentic local restaurants and experience the captivating beauty of the Dordogne.

Facilities

Exclusive • France250 • Pure France • Villa • Great Value • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Romantic • Fishing • Recommended • Ideal for Kids • Golf Nearby • Wine Tasting • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Special Offer • Has Offer • Walk to Restaurant • Wi-Fi/Internet • Rural Location • On-Street Parking • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Dishwasher • Microwave • Smart TV • High Chair(s)

Interior & Grounds

1) **Main House only - 4 bedrooms/3 bathrooms (8-person price)**
2) **Main House and Cottage (10-person price)**

Main House Interiors

Ground Level

- Entrance and hallway
- Living room with decorative marble fireplace, Smart TV (Netflix, Prime video etc) and DVD player (in TV cabinet)
- Formal dining room
- Shower room with shower, sink, WC and washing machine

Upper Level and Garden Access

- Open-plan lounge and kitchen-diner with doors opening out to stone terrace overlooking the gardens. Kitchen fully-equipped including electric oven, halogen hob, dishwasher, large fridge and separate freezer, ice-maker, kettle, filter coffee machine and toaster
- Bedroom 1 with king-size double bed
- Bedroom 2 with king-size double bed
- Bedroom 3 with double bed
- Bedroom 4 with twin beds and doors opening out to terrace and gardens
- Bathroom with bath, sink and WC (accessed via bedroom 1 or landing)
- Shower room with shower, sink and WC (accessed via bedroom 3 or landing)

Garden Cottage Interiors *(separate to main house)*

- Open-plan living and dining area with CD player and small library
- Open-plan kitchen, well-equipped including dishwasher, large fridge with freezer section, oven and hob
- Bedroom with double bed
- Shower room with shower, sink, washing machine/dryer

Outside Grounds

The stone terrace and beautiful gardens are accessed from the open-plan lounge and kitchen on the upper floor of the main house

- Large stone terrace with awnings
- Al-fresco dining table and chairs
- Weber-style barbecue
- Large garden (different levels with many stone steps)
- Small orchard









Location & Local Information

Manoir Altheas and its beautiful gardens are set on the edge of a pretty Dordogne village less than a 10-minute drive to the historic riverside town of Lalinde, only 18km from Bergerac.

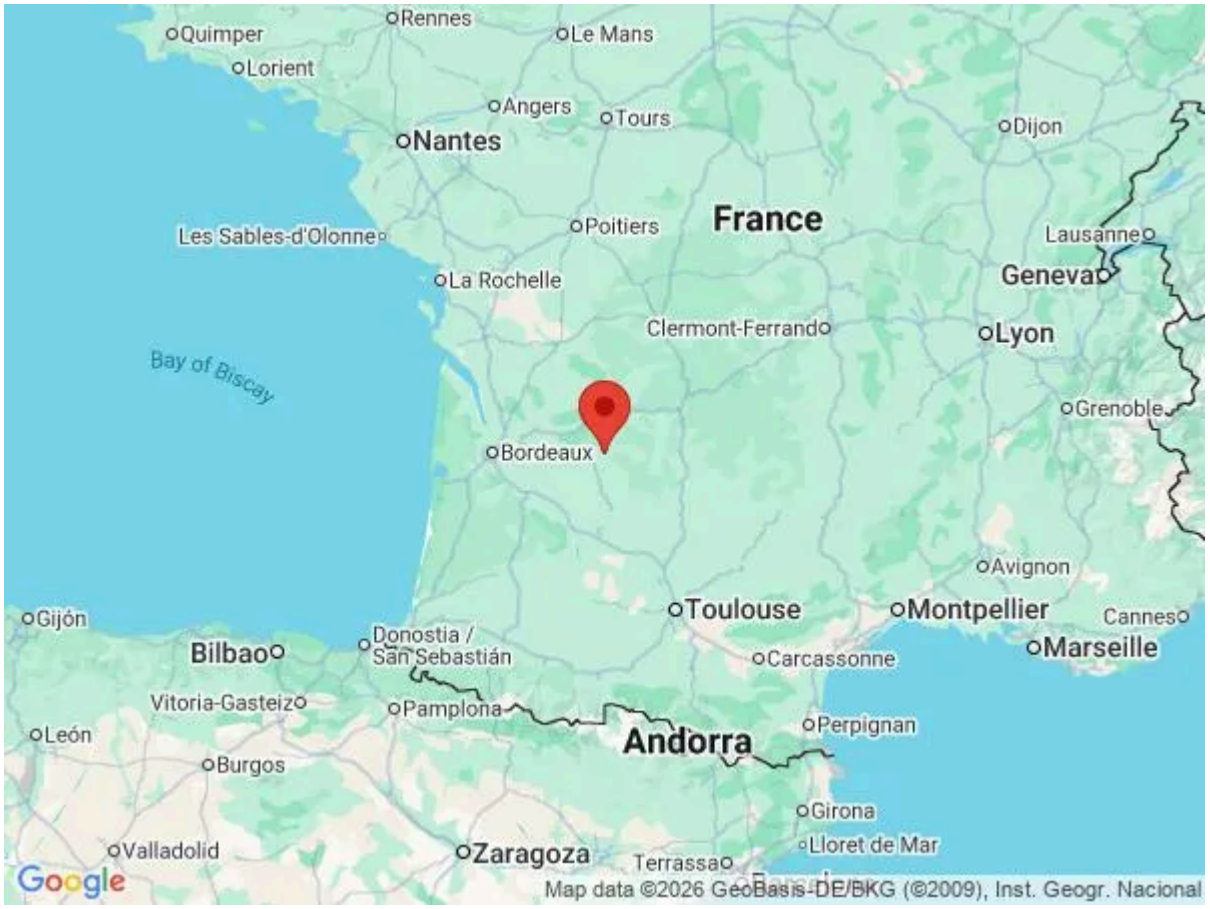
The nearest airports are Bergerac (17km) and Bordeaux (123km) and there is a train station in Lalinde (7km) with direct departures to Bergerac, Bordeaux Saint-Jean and Gare de Sarlat. A car is necessary to be able to fully explore this fantastic region – parking is on the street within 20m of the front door.

It's lovely to be able to stroll into the small, authentic village of Lanquis with its school, church, pretty square and charming old houses – Lanquis has been referred to as one of the Dordogne's prettiest villages. Walk a little further along the village road to a friendly restaurant serving good quality French cuisine – the restaurant terrace is especially pleasant on warm summer days.

The next village is Couze-et-Saint-Front (4km) with a *boulangerie*, pharmacy and charming small restaurant. Cross over the Dordogne River to reach the bastide town of Lalinde (7km), home to a good-sized supermarket, inviting food shops and lovely restaurants. It's a joy to potter around this historic town thanks to its picturesque riverside setting and medieval houses – don't miss the excellent Thursday morning market (and smaller market on a Saturday morning).

There are some wonderful marked walking/hiking trails and cycling opportunities nearby (bike hire can be arranged near the train station in Lalinde) as well as canoeing/kayaking along the Dordogne and riverside beaches for summer swimming. Discover summer watersports along the river near Trémolat (18km) and boat trips from Bergerac.

Golf-lovers note that the reasonably challenging 9-hole course at Château les Merles is just 10 minutes by car, also home to a great restaurant and terrace, whilst









Château des Vigiers (40km) and Golf de la Marterie (35km) are two larger courses to consider.

Other stunning places to visit across the Dordogne include Issigeac (13km), a delightful medieval village famed for its characterful Sunday morning market, and pretty riverside villages such as Trémolat (18km), Limeuil (25km), La Roque-Gageac (50km) and Domme (60km).

Heading south are the bastide towns of Monpazier (28km) and Monflanquin (40km), both officially classified as France's '*Plus Beaux Villages*', whilst the much-loved towns of Bergerac (18km) and Sarlat-la-Canéda (58km) are brilliant days out. Not to mention a wealth of vineyards including the sweet wines produced at nearby Château de Monbazillac (20km) or venture further afield to the world-famous vines of Saint-Émilion (74km).

Local Amenities

Nearest Airport	**Bergerac Airport (17km)**
Nearest Airport 2	**Bordeaux Airport (123km)**
Nearest Train Station	**Gare Lalinde (7km)**
Nearest Village	**Lanquais (Around 200m to village square)**
Nearest Restaurant	**Restaurant on edge of village (Within 700m)**
Nearest Supermarket	**Intermarché Super Lalinde (7km)**
Nearest Town	**Lalinde/Bergerac (7km/18km)**
Nearest City	**Périgueux (55km)**
Nearest Golf	**Golf Du Château Les Merles (11km)**
Nearest Tennis	**In the village (Short walk)**

What we love

- Experience the authentic Périgord charm of this beautifully decorated French home with elegant interiors and exquisite gardens
- Sit out on the large stone terrace for al-fresco meals accompanied by good local wine from nearby vineyards
- The gardens are truly idyllic – roses, hibiscus, lavender, shady trees and a little orchard in such a tranquil and private setting
- Stroll to the pretty village, a relaxed auberge serving excellent French fare, a grand château and a peaceful lake
- Don't miss the delightful markets in nearby Lalinde, Issigeac and Bergerac
- Canoe/kayak along the Dordogne, follow wonderful walking and cycling routes and play golf in stunning surroundings

What you should know...

- The 8-person price is for the main house only (4 bedrooms/3 bathrooms) whilst the 10-person price also includes the separate garden cottage.
- Guests need to be able to safely manage the many stone steps and different levels across the beautiful garden.
- There are some closed rooms on the ground floor. The stone terrace and gardens are accessed via the upper level's kitchen and lounge.
- Despite the village setting, a car is necessary to be able to reach shops and fully explore this beautiful part of the Dordogne and beyond. Parking on the street less than 20m from the front door.

Terms & Conditions

- **Security deposit:** £1000 charged to client's credit card prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10:00 a.m.

- **Energy costs included?:** Yes (see below for heating).

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** The 8-person price is for the main house only (4 bedrooms/3 bathrooms) whilst the 10-person price also includes the garden cottage. Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Extra €250 per week for the main house(€50 per week for the cottage), payable in cash locally. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Heating is only available in September, if required, and it is subject to an extra cost - please enquire.

- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).