

# Villa Foret

Region: France    Sleeps: 25

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## Overview

Wrapped in woodland, with a river meandering through and its very own boating pond, Villa Forêt is a rural idyll for those seeking tranquillity in a glorious region not far from the beautiful town of Chartres.

Set in ten hectares of parkland, Villa Forêt is a joy whatever time of year with its great natural beauty. Enjoy long walks through the forest, get lost in the maze, find a quiet spot by the edge of the water or head out on the rowing boat to spot fish in the large pond. Keen nature lovers can admire the flora and fauna whilst fitness enthusiasts can jog along the many trails of the vast grounds and beyond. Badminton, archery, boules and spikeball are all available to keep everyone entertained or you may just prefer to truly relax in the sunshine with outdoor furnishings scattered around during the warm summer months.

The villa itself is just as wonderful with its warm ambience. The large living and dining area is a welcoming space with its cosy sofas by the fireplace, elegant bar and dining area by the large picture-book windows. The TV lounge and billiards room add to the sense of style whilst the large kitchen is fully equipped for every occasion. The villa offers five lovely bedrooms on the first and second floors, all south-facing with king-size beds and most with an en suite bathroom, as well as other flexible spaces allowing plenty of room for up to 17 guests.

A sweet cottage next door, attached to the villa, can also be booked for larger groups with four additional bedrooms as well as a lounge and kitchen. Whether a family reunion, a holiday with friends or a once-in-a-lifetime event, up to 25 people can comfortably stay in this fantastic abode.

On the edge of the Parc Naturel Régional du Perche, visit



timeless villages, dine in charming restaurants, boat along pretty rivers and admire the cultural heritage of the region with châteaux, abbeys and historic towns. The local town of Brou is especially delightful with its half-timbered houses, covered weekly market and picturesque setting on the River Ozanne whilst Bonneval, often referred to as 'little Venice', is an idyllic place to hire electric boats along the waterways.

Nogent-le-Rotrou is another fine town with its fortified castle or spend a brilliant day in the grand town of Chartres admiring its amazing cathedral, beautiful parks and riverside setting. You could even drive across to Le Mans, around an hour away, to discover yet more historic beauty in the city known for its famous 24-hr race.

Wherever you spend your time exploring, you will appreciate returning to the quiet and welcoming surroundings of Villa Forêt in its exceptional setting in the Eure-et-Loir region of central France.

## Facilities

Chef/Cook Available • Special Offer • Has Discount • Weddings • Villa • Great Value • Table Tennis • Tennis Nearby • Waterfront • Rural Location • Indoor Games • Cots (Cribs) • Wi-Fi/Internet • Maid Service Available • Golf Nearby • Outdoor Ceremony • Modern • Flexible Catering Options • Allow Ceremonial Fire • Allow External Caterers • Allow Fireworks • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Transfers Available • Catering Available • Babysitting Available • Heated Pool • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Electric Car Charger • Smart TV • Outdoor Games • Home Cinema • Working Fireplace/Woodburner • Heating • High Chair(s) • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

- 1) Main Villa Only (17-person price)
- 2) Main Villa and Cottage (25-person price)

## Main Villa Interiors (550m2)

### Ground Floor

- Main entrance and hallway
- Living-dining area with sofas, fireplace, dining table and bar
- TV lounge
- Billiards room
- Kitchen, fully-equipped including oven, fridge-freezer with ice-machine, wine fridges, kettle, electric coffee machine, Nespresso machine and a table with four chairs
- Laundry room
- WC
- Shower room

### First Floor

- Bedroom One (30m2) with king-size double bed (180x200cm), sofa-bed (160x200cm), dressing area and bathroom with bath, shower and WC. Doors lead to sun terrace (50m2)
- Bedroom Two (18m2) with king-size double bed (180x200cm). Shares bathroom with Bedroom One
- Bedroom Three (25m2) with king-size double bed (180x200cm), single bed (90x200cm), dressing area and bathroom with shower, bath and WC
- Bedroom Four (28m2) with king-size double bed (180x200cm), sofa-bed (160x200cm), dressing area and bathroom with shower, bath and WC
- Office (17m2) with desk. 1 to 2 single beds (90x200cm) can be added on request

### Second Floor

- Bedroom Five (18m2) with king-size double bed (180x200cm), single bed (90x200cm) and bathroom with shower and WC
- Open-plan recreational loft area (15m2) with three single beds (90x200cm)

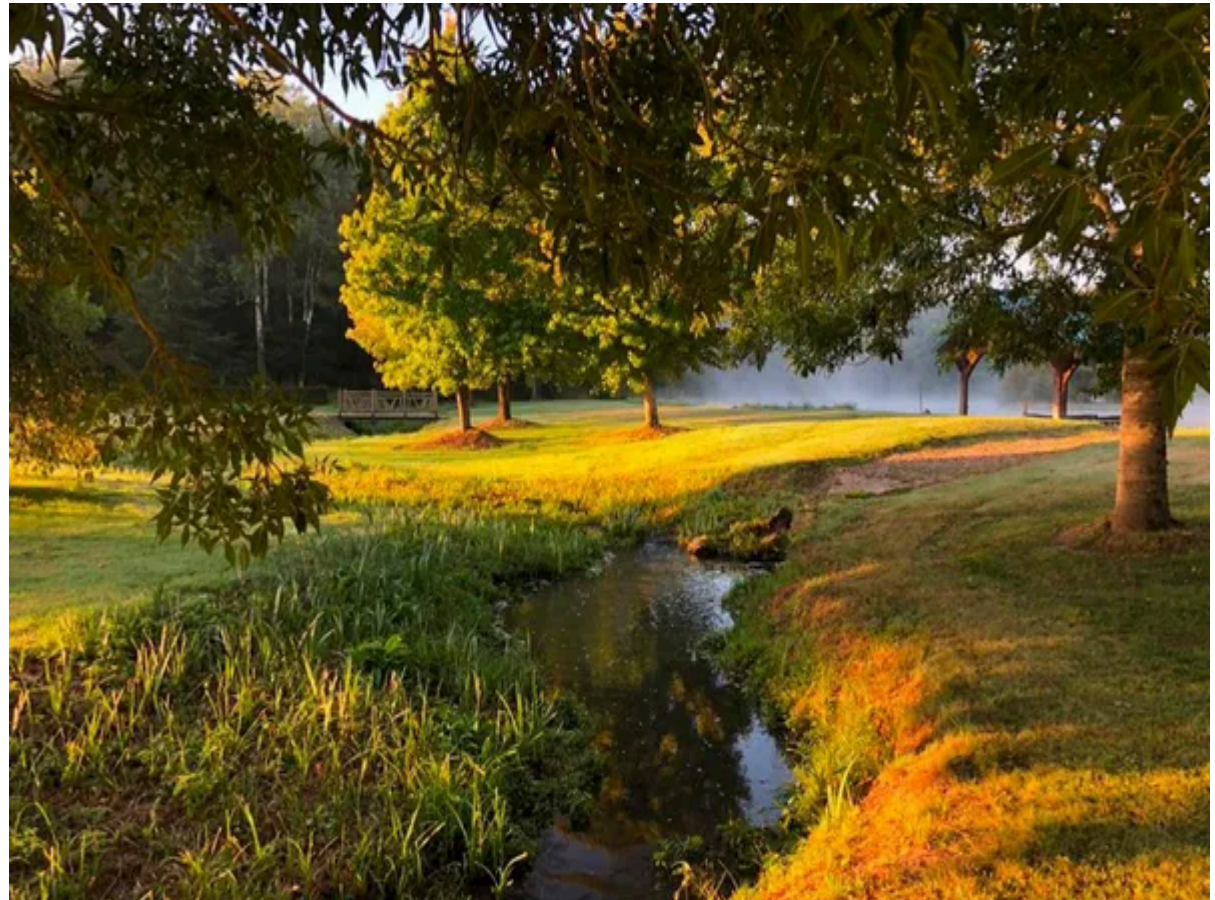
## Cottage Interiors (140m2)

### Ground Floor

- Living room
- Kitchen
- Bedroom Six (13m2) with twin beds (90x200cm each)
- Bathroom
- WC

### First Floor

- Bedroom Seven (11m2) with twin beds (90x200cm each) and shared wardrobe space in hallway
- Bedroom Eight (11m2) with twin beds (90x200cm each) and shared



- wardrobe space in hallway
- Shower room and WC (shared between above two bedrooms)
- Bedroom Nine (11m2) with twin beds (90x200cm each) and private wardrobe space in hallway. Shower room and WC

*Other parts of the main villa and cottage are closed off to guests*

### **Outside Grounds**

- Heated pool (7.5m x 3.3m, depth: 1.1-1.5m) with electric roll shutter
- Vast grounds with garden and woodland (10 hectares)
- Outdoor furnishings (in season)
- Barbecue
- Boules pitch
- Badminton
- Archery (on request)
- Garden maze
- Large pond (with boat)
- River crossing through the grounds
- On-site parking

### **Facilities**

- Wi-Fi
- Heating
- Fireplaces
- Smart TV
- Home cinema
- Bar including Nespresso machine and kettle
- Billiards table
- Table tennis
- Boules
- Spike ball
- Badminton
- Archery (on request)
- Boat
- Washing machine and dryer



## Location & Local Information

40km south-west of Chartres, around an hour east of Le Mans and just ninety minutes from Paris, discover the gentle and beautiful landscapes of the Perche region with its pretty villages, fascinating heritage, increasing number of artisan shops as well as wonderful forests ready to be explored by foot, bike or horse-back.

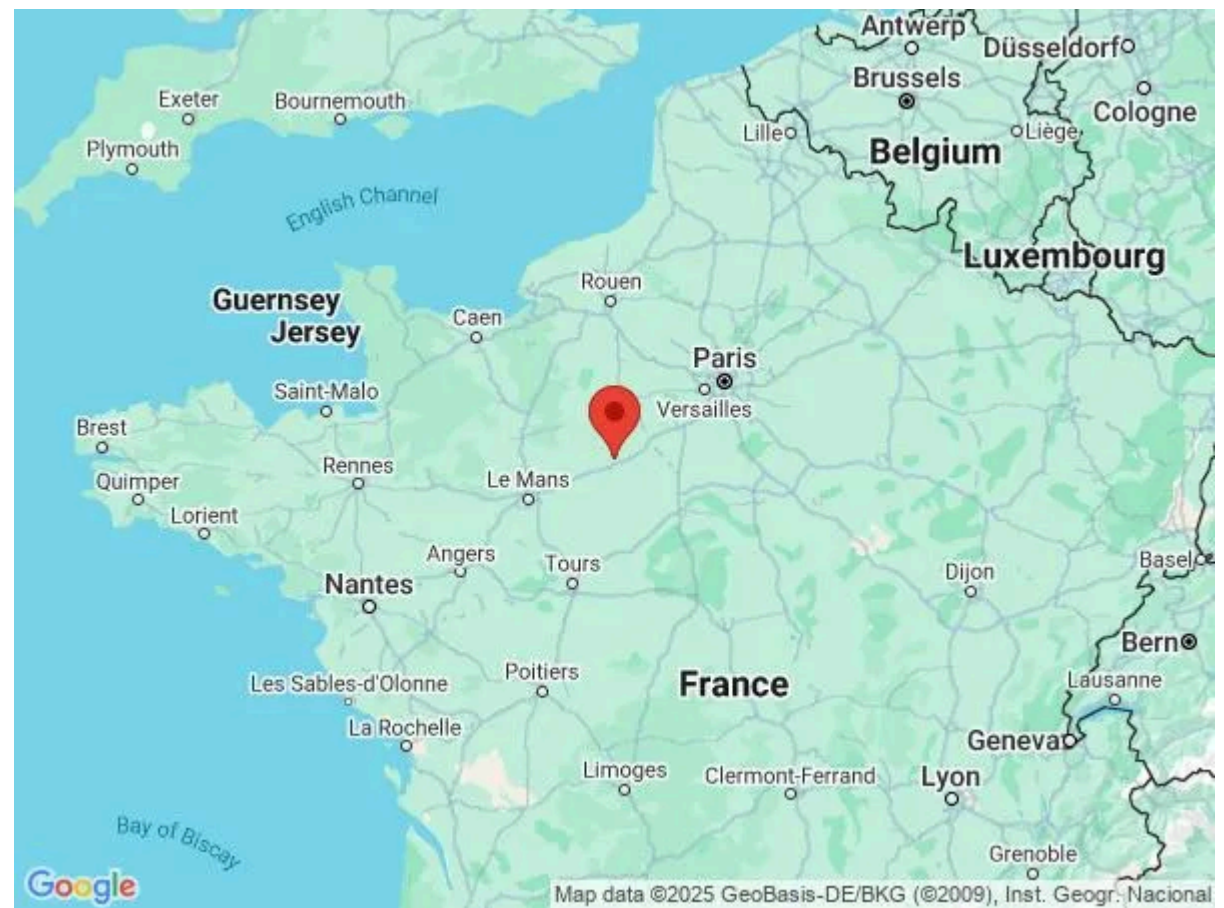
Villa Forêt is set in 10 hectares of vast parkland featuring woodland, a tranquil pond and a small river running through the grounds. There are numerous walking, jogging or cycling trails around the estate and beyond, especially as you drive into the heart of the Parc Naturel Régional du Perche.

There is a small village 6km away with a shop, café-bar, restaurant and castle or drive a little further to the very attractive town of Brou (12km) on the River Ozanne with its lovely weekly covered market, half-timbered houses, old wash houses as well as some good restaurants and café-bars (including French whisky specialists).

Illiers-Combray (10km) is home to the nearest large supermarket and the town itself is a pleasant place to visit. The author, Marcel Proust, used to spend his holidays here and nowadays visitors can wander around the tranquil Pré-Catelan Garden or pop into the Musée Marcel Proust in his aunt's former home.

Spend time exploring the magnificent landscapes of the Parc Naturel Régional du Perche and visit gorgeous villages such as Nogent-le-Rotrou (27km) with its fortified château, Bellême (50km) with its surrounding oak and beech forest and the small medieval town of Mortagne-au-Perche, an hour away, famous for its *boudin noir*, a type of black pudding.

Driving south, Bonneval (28km) is known as the 'Little Venice of Beauce' with electric boat trips on the Loir River, a perfect way to admire the picturesque scenery in this historic village. Look out for canoe and kayak rental just outside the village centre.



Chartres (40km) is another fine day out, a town especially well-known for its mighty gothic cathedral, now a UNESCO World Heritage site. On the banks of the River Eure, it's such a pretty place for wandering around, perusing its many shops and finding characterful restaurants for something to eat. If visiting on a Wednesday or Saturday morning, pick up some delicious food from the market at Place Billiards, then take a picnic in one of the parks and hire pedalos along the river. Festivities and events take place across the year including *Chartres en Lumière* from around April to late September when the town is magically lit up in the evening.

Finally, the world-famous racing event takes place every year in Le Mans (90km), a city which should also be admired for its historic character and beauty. Taking around an hour by car, potter around its cobbled lanes, passing 15th century houses and coming across excellent restaurants or atmospheric cafes.

If arriving by train, departures from Paris Montparnasse take approximately one hour to Chartres on the fastest service with further connections to various stations including Illiers-Combray, just 10km away.

Local Amenities

Nearest Airport	Le Mans (95km)
Nearest Airport 2	Paris Orly (120km)
Nearest Airport 3	Paris Charles de Gaulle (150km)
Nearest Train Station	Illiers-Combray (10km)
Nearest Village	(6km)
Nearest Restaurant	Local village (6km)
Nearest Shop	Local village (6km)

Nearest Supermarket	<b>Illiers-Combray (10km)</b>
Nearest Town	<b>Brou (12km)</b>
Nearest Golf	<b>Golf du Perche (24km)</b>
Nearest Tennis	<b>Brou (12km)</b>

## What we love

- A peaceful, natural setting in ten hectares of beautiful parkland with woodland, a picturesque river and boating pond
- So many activities within the vast estate such as walking trails, a maze, badminton, fishing and of course nature exploring
- With flexible sleeping options for 17-25 guests, it is a wonderful venue for a special event or wedding
- Discover timeless villages, idyllic rivers, historic fortresses and the glorious landscapes of the Perche region
- Spend the day in the historic town of Chartres with its amazing cathedral or drive to Le Mans, home of the famous 24-hour car race

## What you should know...

- The 17-person price includes the main villa only (5 bedrooms, 5 bathrooms) whilst the 25-person price also includes the cottage (4 bedrooms including a ground floor twin, 3 bathrooms). The villa and cottage are connected via the garage.
- Villa Foret is equipped with an electric vehicle fast charging plug; costs apply.
- Please check the 'Features' tab for full details of the sleeping and bathroom arrangements across the main villa and cottage.
- The beautiful grounds cover ten hectares and include a river and large pond.
- The owners can also provide archery on request – children will need to be supervised during such activity.



# Terms & Conditions

- **Security deposit:** €3500 (villa only)/€3800 (villa and cottage) paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 2.00 p.m. - 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes (within reasonable use, otherwise charges for excess water/heating usage may apply or in the case of exceptional climate change).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings and special events/celebrations are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties are not allowed. The 17-person price includes the main villa only (5 bedrooms, 5 bathrooms) whilst the 25-person price also includes the cottage (4 bedrooms including a ground floor twin, 3 bathrooms). Villa Foret is equipped with an electric vehicle fast charging plug; charges apply, payable locally.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €500 (villa) and €600 (villa and cottage), payable locally on arrival. However, 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?:** Outside only.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay. The policy must cover you for all tenant/rental liability concerning the rental property (ie, 'resort insurance', known in France as 'garantie villégiature'). You may need to add an option to your insurance policy or buy an additional policy to cover this. A copy of this insurance policy must be provided to the owners one month before arrival.
- **Minimum stay:** 7 nights (2 night weekend stays are also possible in April, May, June, late August, September and October and 4 nights stays available in August 2025).
- **Heating costs included?:** Yes (within reasonable use, otherwise charges for excess water/heating usage may apply or in the case of exceptional climate change).
- **Pool heating charge?:** Pool can be heated from mid-May to late-September; costs are included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. This pool can be heated to 28 degrees approx.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Not included. Pool towels can be hired on site for an extra cost of €100 (villa only)/€150 (villa and cottage).
- **Pool opening dates?:** Pool open and heated from mid April to mid September approx. Please note that exact pool opening dates are subject to local weather conditions.