Moulin De Rabine

Region: Aquitaine **Sleeps:** 8

Overview

Moulin De Rabine is a truly unique home in the picturesque Lot-et-Garonne department of Aquitaine. The house is located in serene countryside but is also a mere 4km away from the pretty village of Cancon.

This early 19th Century flour mill sits over the water which formerly powered the mill. With rustic stone walls, original beams, a functioning millstone and glass-covered areas to view the water beneath, you are surrounded by period features in this charming house.

The exterior of Moulin De Rabine looks as if is straight from a postcard and seems to have been unchanged for centuries. Stepping inside, however, you will find a spacious and comfortable place to stay with modern conveniences such as Wi-Fi and flat-screen TVs. The living and dining area is open-plan with sofas and a large dining table; a cosy place for sitting down together as a group in the evening. You can either prepare meals in the fully-fitted kitchen or outdoors on the electric barbecue.

When you wish to retire for the evening you can choose from four light and airy bedrooms, one of which has an en-suite bathroom and another which is ideal for children.

The home is flooded with natural light and views of the garden which beckon you outdoors from every window. When you head outside you will find yourself immersed in almost 2 acres of landscaped gardens which surround the house and the plant-lined pond. A little river winds its way through the garden and is crossed by a bridge. As you walk through these grounds you will discover an inviting swimming pool, al-fresco dining and seating areas and even a treehouse.









When you need to pick up some groceries, the closest shops and supermarket are 3km away. The nearest restaurant is also 3km from the house. You can find a wider range of shops and eateries in Cancon which is 4km away and is a historic village where you can also see castle and tower remains and incredible views from the viewing platform in the older part of the village.

There are many more lovely hamlets and villages in this area which are dotted around the rolling hills; such as Monflanquin (10km away) which is known as one of the most beautiful villages in France. Plus, the larger medieval town Villeneuve sur Lot is 14km away by car and is great place for an evening meal in a little streetside restaurant.

If you are happy to travel a little further for a day trip then you could try the spa town of Casteljaloux (63km away) for a day of pampering and relaxation or Agen (50km away) is a thriving city with half-timber buildings and plenty of artistic and historic attractions. Both can be reached within an hour's drive.

Facilities

Cycling • Tennis Nearby • Historical Sites • Golf Nearby • Fishing • Canoeing/Kayaking • Private Pool • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Quirky (Unique) • Ideal for Teens • Cots (Cribs) • Heated Pool • Pets on Request • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Heating • Zoo • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









Villa Interior (185m2)

Ground Floor

- Hallway with glass flooring over water below and feature staircase
- Open-plan living and dining area with sofas, flatscreen TV, wood burner and dining table seating 6
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, electric coffee machine and kettle
- Bedroom with French sized double bed (140x190cm) and en-suite bathroom with sinks and shower
- WC

First Floor

- Bedroom with French sized double bed (140x190cm) and TV
- Bedroom with French sized double bed (140x190cm) and TV
- Bedroom with 2 single beds (90x190cm), sofa and TV
- Bathroom with shower and sink
- WC

Outside Grounds (7000m2)

- Heated swimming pool (11 x 5 m, depth: 1.45m). Open approximately mid-May to end-September
- Paddling pool
- Covered dining terrace with table seating 6
- Landscaped gardens with pond and river
- Pool house
- Tree house
- Sun loungers
- Outdoor shower
- Parking
- Electric barbecue

Facilities

- Wi-Fi

- Electric heating
- TVs
- DVD player
- Washing machine
- Dryer

Location & Local Information

The home is situated in Lot-et-Garonne in Aquitaine which is a diverse and enchanting area, rich with tranquil countryside and historic towns to explore.

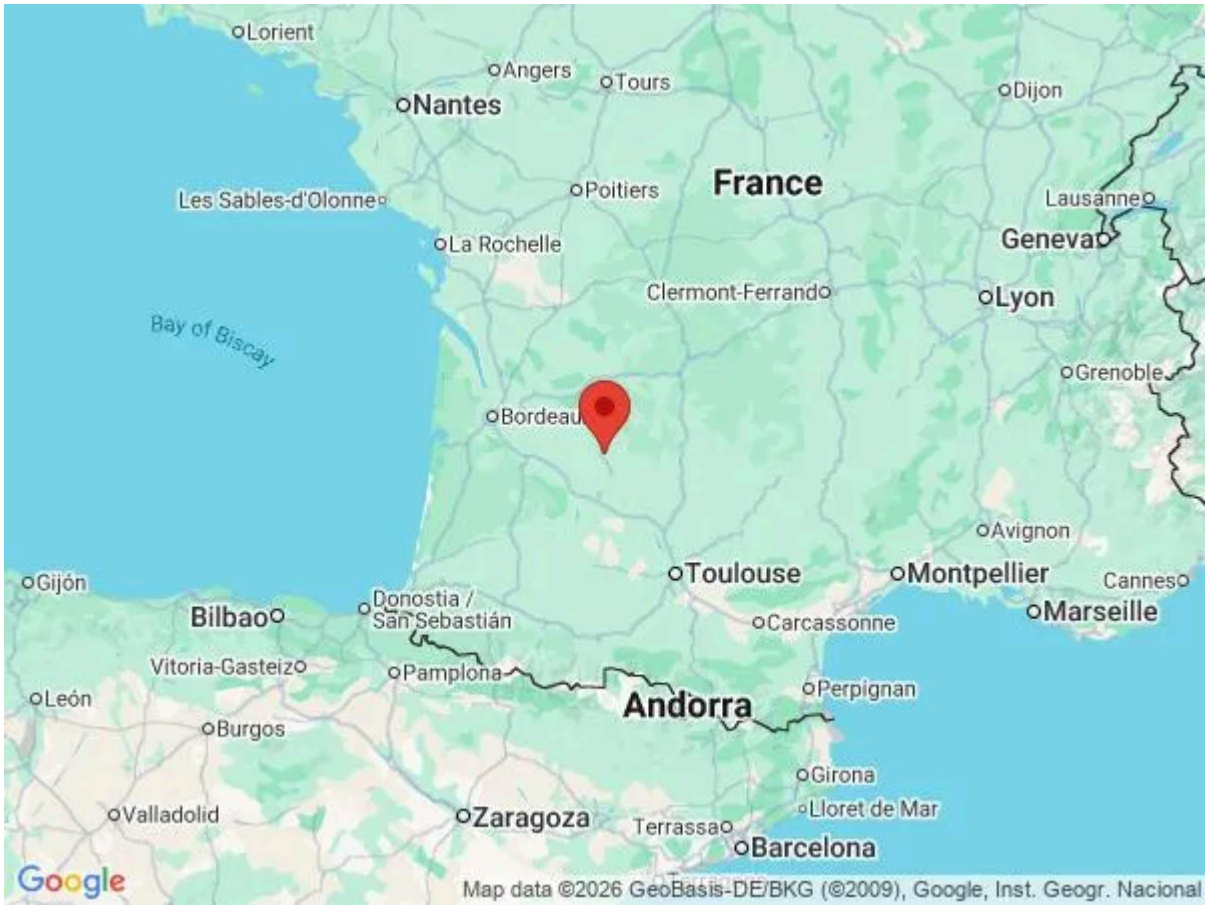
Set amidst green farmland with only a few other homes nearby, Moulin De Rabine is the perfect place to get away from it all and truly unwind. If you wish, you can base your holiday on rural walks and outdoor activities such as golf or horse riding which can be found 5km away. You could choose to have a leisurely break wandering around Cancon, the local village which has a number of restaurants and historic buildings to see and holds weekly markets. In the village you can also sample the local wines and the areas famous hazelnuts.

Alternatively you may wish to see more of the region and discover a new village or town each day. Monflanquin is a must-see village just 10km away and is said to be one of France's most beautiful villages. Easily navigated on foot, walk the alleys and backstreets to see the most authentic medieval buildings and make sure to visit the House of the Black Prince and the Church of Saint-André. If you visit during summer then the village hosts some spectacular Middle-Ages festival days where you will see everyone in costume and there are lots of events and exhibitions taking place.

The largest town in the area is Villeneuve-sur-Lot which is 14km away. There is lots to see and do there; take a stroll along the river to discover the 13th century bridge, Notre-Dame du Bout du Pont chapel and quaint squares filled with restaurants, a wide range of shops, ancient churches and also museums and cinemas.

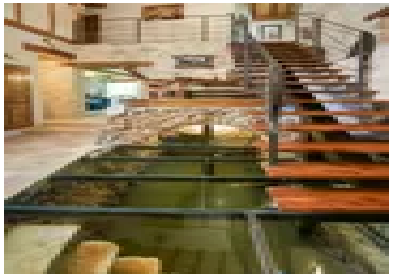
Château de Bonaguil, 38km from the house, is a brilliant attraction and somewhere your whole party will love to visit. This magical castle towers over the surrounding valley and is open to visitors who are guided around the vast building by knowledgeable guides.

Agen is around an hour's drive away (50km) and is the









place to go if you wish to visit a bustling city with history and culture around every corner and plenty of shops. The architecture in Agen is stunning and reflects the long development of the city from Roman occupation to modern day. The ornate Saint-Caprais cathedral and the Musée des Beaux-Arts which is a fine art museum are some of the highlights.

Local Amenities

Nearest Airport	**Bergerac (37km)**
Nearest Airport 2	**Bordeaux/Toulouse (146km/148km)**
Nearest Village	**(4km)**
Nearest Restaurant	**(4km)**
Nearest Bar/Pub	**(4km)**
Nearest Supermarket	**(4km)**
Nearest Golf	**Golf de Castlenaud/Golf de Villeneuve-sur-Lot (8km)**
Nearest Train Station	**Penne (25km)**

What we love

- This early 1800's water mill has been converted in to a comfortable home full of original features
- The house is perched on the edge of a lovely pond which used to provide water for the mill's power and can now be used for fishing
- Soak in the views of the grounds and surrounding farmland from the private pool or even from the treehouse
- Though located in a rural setting, amenities are available in Cancon which is 4km from the home and Villeneuve-sur-Lot is 14km away

What you should know...

- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- As there is open water next to the house, parents are advised to supervise their children at all times.
- Due to the rural setting a car is recommended to make the most of this stunning region, there is parking available for guests.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area.

- **Arrival time:** 4.00 p.m. - 7.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

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

- **Pets welcome?:** One dog welcome on request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot and highchair can be provided free of charge, on request at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.

- **Changeover day:** Saturday approximately mid-may to end-August. Flexible during all other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

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

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately mid-may to end-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.