Manoir Des Prairies

Region: Midi-Pyrenees **Sleeps:** 20

Overview

Surrounded by dreamy landscapes of Tarn countryside, this luxuriously appointed French Manoir is a stunning holiday home for 12-20 guests with the most glorious swimming pool alongside a wood-fired jacuzzi, sauna and professionally sized tennis court.

In a private setting, relax in the 32-hectare estate of meadows and woodland, stroll through the formal gardens which are beautifully lit up at night and drink Gaillac wine in the romantic stone courtyard. Follow the steps up to the superb swimming pool with its decked terrace, decadent 6-person jacuzzi and splendid pool house with its summer kitchen, bar and barbecue.

After an extensive renovation, the interiors of this 19th-century manor house are just as inspiring. The elegant lounge features a Smart TV with Netflix and Amazon Prime whilst the charming dining room has French windows leading to the formal gardens. There are six bedrooms across the *manoir* and adjoining courtyard apartment including the most wonderful king-size double with a roll-top bath gracefully positioned in the bedroom.

If staying with more than twelve guests, the inviting 4-bedroom Guest House is also made available. It's a delightful home with a warm and welcoming kitchen-diner and lounge with billiard table as well as sliding doors opening up to the terrace and verdant gardens.

Beyond the gardens and vast grounds, there is so much beauty to discover across the Pays de Cocagne, a region of rolling hills, idyllic villages, windmills, dovecotes and historic homes, known for its production of "pastel blue" dye which brought great wealth in the 16th and 17th centuries.









Lavaur and Lautrec are two such beautiful places to visit – look out for bustling morning markets selling pink garlic, saffron, local cheeses and wine or head to summer night markets in villages and towns such as Saint-Sulpices, Castres and Burlats.

Then there's the Golden Triangle of the Tarn with Albi, Gaillac and Cordes-sur-Ciel or drive to the Canal du Midi for boat trips, long walks and cycle rides near Castelnaudary or Toulouse.

Closer to home, enjoy golf within a short drive, canoeing along the Agoût river, vineyard tours and horse-riding, all surrounded by the spectacular scenery of this enchanting part of southern France.

Facilities

Wellness • Ideal for Kids • Private Pool • Wine Tasting • Romantic • Walking/Hiking Paths • Golf Nearby • Tennis Court • <1hr to Airport • Historical Sites • Weddings • Cycling • Ideal for Teens • Maid Service Available • Special Offer • Dry Hire Option • Cots (Cribs) • Marquee Hire Permitted • Pets on Request • Has Discount • Outdoor Ceremony • Allow Ceremonial Fire • Pool Safety Feature • Wi-Fi/Internet • Allow Fireworks • No Corkage • Rural Location • No Curfew • Indoor Reception Available • Outstanding Landscapes • Nearby Church/Chapel • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Indoor Games • Hot Tub • Smart TV • Sauna/Steam • Outdoor Games • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Board games • Children's books • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

1) Manoir Only (12-person price)
2) Manoir and Guest House ground floor (14-person price)
3) Manoir and entire Guest House (20-person price)

Manoir Interiors

Manoir Ground Floor

- Living room
- Dining room
- Kitchen

Manoir First Floor

- Bedroom with king-size double bed, sink and free-standing bath in the room
- Bedroom with king-size double bed and chaise longue. Bathroom with bath, walk-in shower and sink
- Bedroom with queen-size double bed
- Bedroom with twin beds
- Bathroom with bath and shower

Courtyard Apartment (opposite main part of the house, own entrance)

- 2 x ground-floor bedrooms with queen-size double bed
- Bathroom with shower

Guest House Interiors

Ground Floor

- Open-plan living-dining room and kitchen with doors leading to garden
- Open-plan billiard room
- Bedroom with queen-size double bed and bathroom with bath and shower

First Floor

- Bedroom with queen-size double bed and bathroom with shower
- Bedroom with queen-size double bed and bathroom with shower
- Bedroom with twin beds and bathroom with shower

Outside Grounds

- Swimming pool (6x12m, depth: 0.8-2.5m) with pool safety alarm
- Wood-fired 6-person jacuzzi
- Pool house with bar and al-fresco dining and lounge terraces
- Barbecue
- Sauna
- Landscaped gardens with water features and lighting (some steps)
- Courtyard garden
- Al-fresco dining and lounge areas
- Tennis court
- Covered parking (3 cars)
- Large grounds (32 hectares including different levels/steps)









Facilities

- Wi-Fi
- Heating
- Smart TV
- Jacuzzi
- Sauna (2x2x2m)
- Tennis court
- Table tennis
- Billiard table (annexe only)
- Board games
- Games console
- Children's games and books

Location & Local Information

In the Pays de Cocagne, 55km east of Toulouse, Manoir Des Prairies is set in a 32-hectare estate surrounded by meadows and woodland.

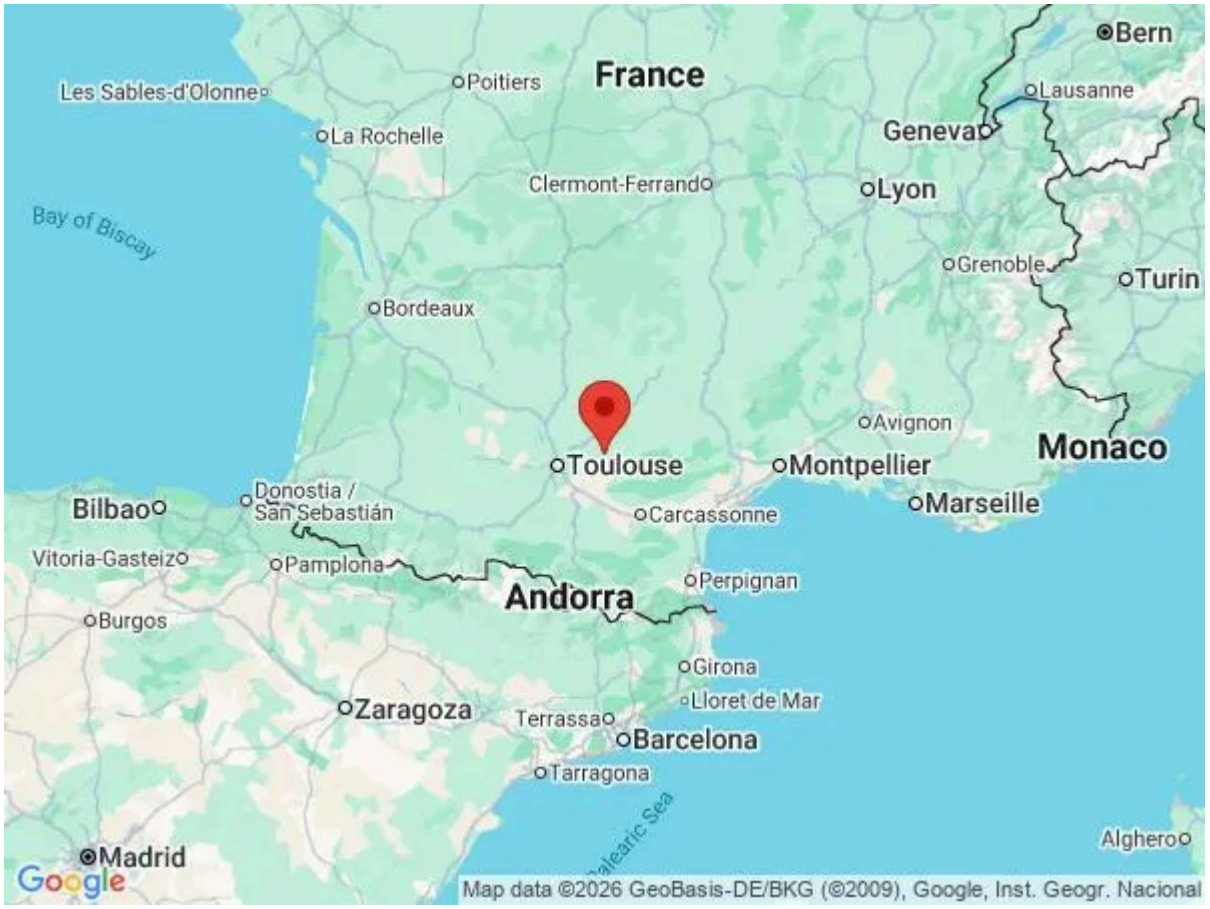
The nearest village, around 6km by car, has a small supermarket, *boulangerie* and weekly market whilst medieval Graulhet and Lavaur, both around a 15 to 20-minute drive away, have larger supermarkets and a wider range of amenities.

The Pays de Cocagne features landscapes of rolling hills dotted with medieval villages and historic houses and dovecotes. It's most famous for its production of "pastel blue" dye, often referred to as 'blue gold' as it brought so much wealth to this region in the 16th and 17th centuries.

Beautiful places to visit include Lavaur (15km), in a pretty riverside setting with its fascinating Cathar heritage and atmospheric Saturday morning market. Take time to explore its picturesque centre and admire the Monastère Sainte Claire. A little further afield, Lautrec (19km) is known for its pink garlic (look out for the garlic festival in early August) and is also home to one of France's oldest working windmills, dating back to the late 17th century.

The much-loved towns of the Golden Triangle of Tarn are also within easy reach. Start off in Albi, a UNESCO World Heritage site on the banks of the Tarn river, with its historic quarter, magnificent cathedral and charming shops and restaurants. Gaillac is well-known for its historic wine production dating back to Roman times – visit its vineyards or soak up the ambience of the bustling Friday morning market. Furthest away is idyllic Cordes-sur-Ciel, around an hour by car, a 12th century village which enjoys a stunning perched setting.

Castelnaudary (51km) is another attractive town to visit, especially if you are keen to see the Canal du Midi – there are some wonderful walks, cycle rides and boat excursions. If staying for lunch, try *cassoulet*, a regional speciality that originates from here.









A little closer to home is 14th century Revel (25km) with its fantastic Saturday morning market and close to the scenic Bassin de Saint-Ferréol where you will find summer swimming and watersports. Further afield, Bassin de Lampy is another superb spot in the foothills of the Black Mountains, an alluring region of lakes, forests, vineyards, historic castles and little villages.

Captivating Carcassonne is around a 90-minute drive away whilst the city of Toulouse, also called 'La Ville Rose', is yet another fascinating place to spend the day with its shops, restaurants, bars and beautiful architecture.

Local Amenities

Nearest Airport	**Toulouse-Blagnac Airport (62km)**
Nearest Train Station	**Gare de Gragnague or Albi (42km)**
Nearest Village	**(6km)**
Nearest Restaurant	**(6km)**
Nearest Supermarket	**Small supermarket (6.5km)**
Nearest Town	**Graulhet (12km)**
Nearest City	**Toulouse (55km)**
Nearest Golf	**18-hole course (6km)**

What we love

- Historic charm, beautiful interiors and stunning features such as the pool house, outdoor jacuzzi, sauna and full-sized tennis court
- Idyllic and private setting with formal gardens surrounded by meadows and landscapes so typical of the Tarn countryside
- Visit gorgeous villages, bustling markets and welcoming vineyards as you explore the captivating Pays de Cocagne and beyond
- It's also a great location for discovering the Golden Triangle of Tarn – idyllic Albi, Gaillac and Cordes-sur-Ciel

What you should know...

- The 12-person price includes the Manoir only (6-bedrooms). Any additional guests will stay in the separate 4-bedroom Guest House – please see the "Features" tab for details on the layout.
- The Manoir has four bedrooms in the main part of the house and two bedrooms in the Courtyard Apartment - see the "Features" tab for details.
- Discreet caretakers live on site and are available if there is anything you may need.

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation one month before 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.

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

- **Pets welcome?:** One well-behaved pet is allowed per booking. On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. The 12-person price includes the Manoir only (6-bedrooms). Any additional guests will stay in the separate 4-bedroom Guest House – please see the "Property Layout" tab for details on the layout.

- **Changeover day:** Saturday for weekly bookings. Flexible for short breaks.

- **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 in July and August. 4 nights during all other periods.

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

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

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

- **Pool opening dates?:** The pool is open all year round. 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.