Le Bastion

Region: Aquitaine **Sleeps:** 8

Overview

Immerse yourself in French village life at this beautifully restored Maison de Maître close to the Dordogne river, perfectly positioned between Bergerac and Bordeaux in one of the most famous wine regions in the world.

Le Bastion is perched well above the river in the heart of a picturesque Gironde village dating back to medieval times. Surrounded by cobbled lanes and overlooking a 19th century church, historic Le Bastion has undergone a remarkable restoration. Over the last few years its new owners have treated its renovation as a labour of love, exposing hidden stone walls, oak beams and Louis XV fireplaces whilst completely updating the maison. The end result pays huge respect to the property's heritage as its historic charm is vastly evident, yet so many wonderful 21st century features have been added.

Downstairs, guests will love the delightful lounge with a wood-burning stove, 65" satellite TV and wonderful valley views. The dining room with its oak beams, flagstone flooring and chandeliers leads through a stone arch to the bespoke Neptune-style kitchen with state-of-the-art appliances (including two ovens), USB charging, a Sonos music system and large kitchen island with bar seating.

On the first floor, reached via the striking stone staircase, there are four bedrooms each with their own bathroom. Each room boasts high-end features such as Sonos speakers and USB ports, not to mention elegant décor and fine quality linen and towels. Look out for super king-size doubles in three of the rooms and gorgeous bathrooms featuring rain showers and two with a roll top bath.

A further superb feature is the games room where you can make the most of the table tennis as well as many board games and puzzles. This is a room that will appeal to both families and friends, especially children. For adults, the gym is yet another bonus of this fantastic house equipped with a rowing machine and multi-gym.

Step across the village lane into your own rustic courtyard where you will find the swimming pool – how wonderful to be able to enjoy a morning swim or cool off on long summer days in such authentically French surroundings with the aroma of lavender. A barbecue, drinks fridge and Bluetooth speaker add to the appeal, or you may prefer the serenity of the west-facing terrace where you can sit back with a glass of Saint-Émilion's finest vintage and watch the sun setting over the Durèze valley. A short walk from the house there is nearly two acres of private woodland to be explored. The owner is keen to establish a wildlife area in this area and has a multi-year project underway to encourage birds, bats and bees!

As well as the vineyards of Saint-Émilion, which have acclaimed UNESCO World Heritage status and can be reached in under half an hour, discover endless wineries closer to home surrounding the village and beyond towards

Bergerac or Bordeaux. Atmospheric food markets also await, including the region's largest market in nearby Sainte-Foy-la-Grande on a Saturday morning. Enjoy a trip to one of the many interesting villages such as Castelmoron-d'Albret, 17km away, claimed to be France's smallest village with its tea shop, pottery store and artist studio.

There are so many things to do in Bordeaux which is around an hour away including the Cite du Vin, rue Sainte Catherine claims to be the longest shopping street in Europe. The Grand Theatre, the Jardin Public, the Place de la Boursee and the magnificent cathedral. Other noteable shopping towns more locally include Libourne 33km away and Bergerac 40km away, the home of Cyrano de Bergerac.

Or stay at home in your picture-perfect village, home to different local events and festivities throughout the summer, such as classical concerts performed by the Gironde Orchestra in late July, the annual brocante (flea market) in early August, and occasional night markets for the warmer evenings. A walking tour from the tourist office is a lovely way to explore the village and learn about its history and the 19th century church is well worth a visit.

Facilities

<1hr to Airport • France250 • Pure France • Villa • EV Charger • Cycling • Tennis Nearby • Canoeing/Kayaking • Exclusive • Walk to Village • Ideal for Kids • Fishing • Recommended • Wine Tasting • Private Pool • Has Discount • Special Offer • Cots (Cribs) • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Games Room • Indoor Games • Bicycles Provided • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Table Football • Heating • Board games • Ideal for Babies & Toddlers • Stair gates • High Chair(s)

Interior & Grounds

Maison Interiors

Ground Floor

- Living room (25m2) with three sofas, wood burning stove, 65" satellite TV, DVD, Sonos and two large windows with valley views
- Dining room (35m2) with decorative fireplace
- Kitchen, fully-equipped including American fridge-freezer with water/ice machine, two NEFF ovens, induction hob, dishwasher, microwave, coffee maker, kitchen island with bar seating, Sonos and satellite English TV
- Utility room with washing machine/dryer
- Guest WC
- Gym (adults only) with rowing machine and Multi-Gym with 90kg weight stack

Please note there are other rooms on the ground floor which are closed off to guests.

Upstairs (via main staircase)

- Master bedroom with super king-size double bed, decorative fireplace, valley views and en suite bathroom with roll-top bath, walk-in shower, sink and WC
- Bedroom with super king-size double bed, decorative fireplace, valley/village views and en suite bathroom with shower, sink and WC
- Bedroom with super king-size double bed, decorative stone fireplace, courtyard/village views and en suite bathroom with shower, sink and WC
- Bedroom with twin beds and en suite bathroom with roll-top bath, sink and WC

Upstairs (via second staircase)

- Large games room with sofa, wood burning stove, fridge, table tennis, board games/puzzles

Outside Grounds

- Swimming pool (8x4m, depth: max 1.5m) open 9.00 a.m. to 9.00 p.m approximately April to September. Access via safety gate (pool situated in courtyard across the road from the villa)
- Outdoor shower
- Changing room with WC
- Small room with drinks fridge, freezer compartment (for ice-cubes)
- Covered poolside patio with al-fresco dining table and barbecue
- West-facing terrace with table, chairs and valley views
- Free parking for several cars adjacent to the property

Facilities

- Wi-Fi
- Underfloor heating (downstairs)
- Central heating (upstairs)
- Wood-burning stove (downstairs)
- Satellite TV - French & English

- Smart TV with Netflix
- DVD/Blu-ray player
- Film library
- Sonos speakers (bedrooms, gym, dining room, kitchen, lounge)
- Bluetooth speaker (poolside)
- USB plugs (bedrooms and kitchen)
- Gas barbeque
- Table tennis
- Table Football
- Board games
- Safe
- Stair gate
- Washing machine and dryer
- Ample free car parking
- Electric car charger
- Bikes
- CCTV

Location & Local Information

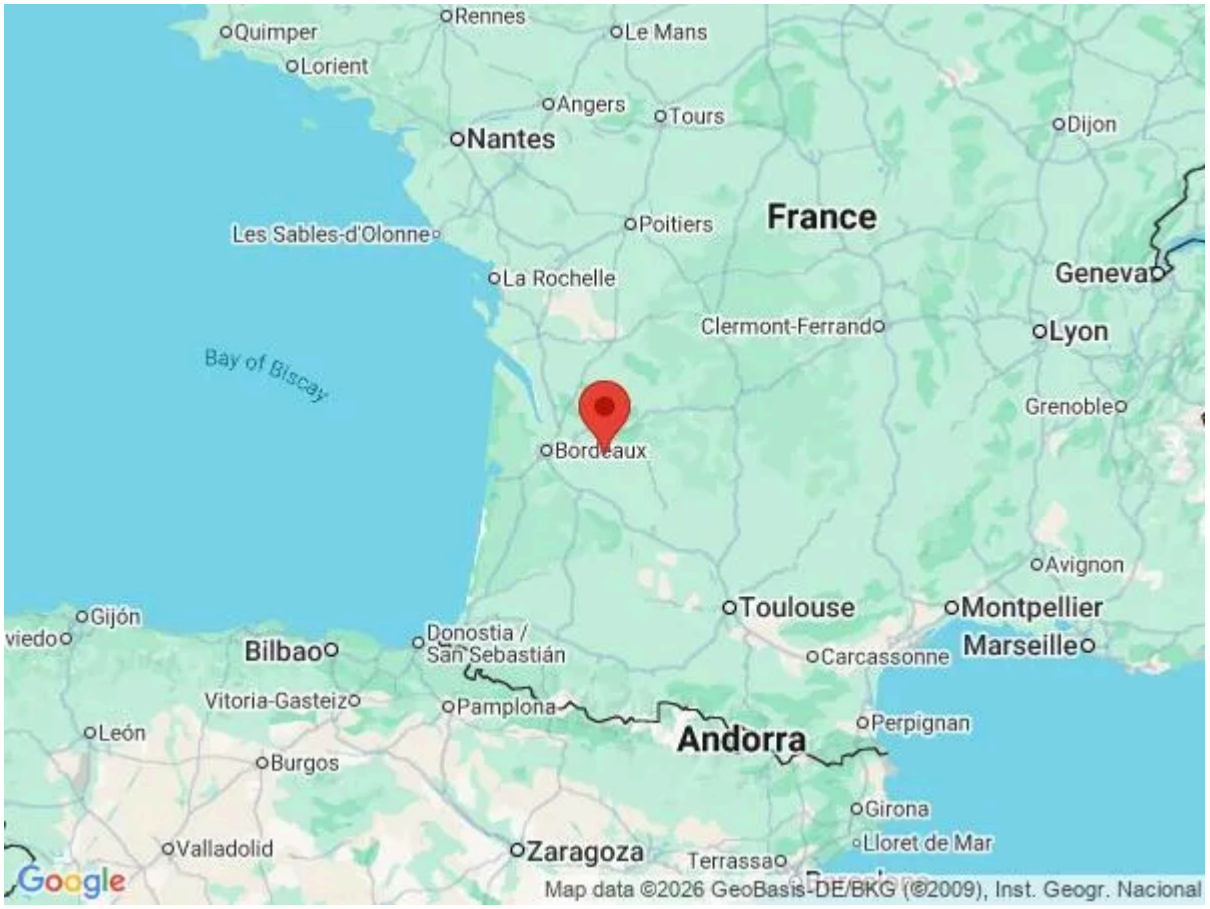
Le Bastion is set in the heart of the a beautiful Gironde village, 2km south of the Dordogne river and around 16km from the much-loved market town of Sainte-Foy-la-Grande. Perfectly located between Bordeaux and Bergerac, it's ideal for guests wishing to immerse themselves in French village life whilst also exploring the wonderful regions of Dordogne, Gironde and Lot-et-Garonne.

If arriving by air, both Bordeaux (76km) and Bergerac Airports (42km) are within easy reach whilst TGV train services take approximately 3 hours from Paris Montparnasse to Libourne (32km).

A five minute leisurely stroll takes you to the pretty village centre where you will find all the amenities for your stay including a supermarket with in-house bakery, newsagent, bank, pharmacy, medical centre with English-speaking doctor, bar and restaurant. Next to Le Bastion there is a public play area for children, including a slide, outdoor table tennis table and *pétanque* court, and on the other side of the village you will find two tennis courts managed by the Town Hall.

Drive to the next village just 2km away and hire canoes or kayaks to paddle along the Dordogne river for a wonderful experience. Cycling is another great way to admire the scenery of this region and visit historic châteaux, charming *brocantes*, pretty villages and undulating landscapes of woodland and vineyards. Le Bastion has a couple of bikes that may be borrowed but they may also be hired locally for your stay.

Discover the Grands Chateaux such as the Chateau de Montaigne, 14km away, where a great French philosopher spent his days. Or, the Chateau de Duras, 19km, in the town of Duras where you can also find Guinguet, a chocolate factory open to visit. Heading east along the Dordogne, drive to Sainte-Foy-la-Grande (15km) on a Saturday morning for its bustling market, one of the region's biggest and best, or spend time discovering the



town with its historic architecture and picturesque riverside setting. Almost all towns and villages have their own morning markets and look out for *Marchés Nocturnes* taking place on warm summer evenings.

A little closer to home, 13km by car, Castillon-la-Bataille's market is on a Monday but the town can be visited any day for its shops, restaurants and riverside setting. In late July and August a superb sound and light show takes place on Friday and Saturday evenings depicting the battle of Castillon, ending the Hundred Years' war in 1453 between the English and the French!

Wine-tasting opportunities can be found at wine-châteaux close to the village or you may choose to explore further afield towards Bergerac (40km) and Bordeaux (62km). Not forgetting the enchanting hilltop town of Saint-Émilion, around half an hour away, and its glorious surrounding landscapes of historic vineyards, now classified as a UNESCO World Heritage site.

For a fantastic day out for all ages, drive west towards the shores of the Atlantic coast and spend the day in or around Arcachon or Cap Ferret, under two hours away, whether sampling oysters and white wine overlooking the bay or running down huge sand dunes, such as the Dune du Pilat, and admiring the vast beaches of this magnificent coastline. The peaceful and gently-shelving shores of Étang de Lacanau, France's largest lake, are also waiting to be explored, just 110km by car.

Local Amenities

Nearest Airport	**Bergerac Dordogne Périgord Airport (42km)**
Nearest Airport 2	**Bordeaux (76km)**
Nearest City	**Bergerac/Bordeaux (40km/62km)**
Nearest Golf	**Golf Vigiers (25km)**
Nearest Restaurant	**In the village (Within a 5-minute walk)**

Nearest Shop	**Grocery store (Within a 5-minute walk)**
Nearest Tennis	**In the village (Short walk)**
Nearest Town	**Sainte-Foy-la-Grande (16km)**
Nearest Train Station	**Sainte-Foy-la-Grande/Libourne TGV (16km/32km)**

What we love

- Rated 5 stars by Étoiles de France, historic charm meets modern convenience, with Sonos speakers, USB ports, beautiful fixtures and en suite bedrooms
- Authentically French courtyard pool, walled for privacy and surrounded by lavender aromas
- West-facing terrace, perfect for enjoying wine at sunset
- Stroll into the heart of the village for croissants, groceries and dining at a local restaurant
- Close to Dordogne River, with canoeing and kayaking just 2km away
- Well located for Saint-Émilion, a UNESCO site and wine-lover's paradise

What you should know...

- In a village setting, walk across the little road to reach the private courtyard and swimming pool – the walls have been lowered to make the most of the valley view.
- There is free parking for two+ cars for guests' convenience.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00pm - 10.00pm

- **Departure time:** 10.00am

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

- **Linen & towels included?:** Yes, changed once for stays of 7+ nights.

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

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

 Please note that the use of any external caterers and/or contractors is not permitted.

 Cot with linen and high chair provided.

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

- **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.

- **Other Cleaning:** Mid-stay clean for bookings of 7+ nights

- **Smoking Allowed?:** No.

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

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

- **Tax:** French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).

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

- **Pool opening dates?:** The pool is open approximately May to 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.

Please click here to view the full property Terms and Conditions (https://www.oliverstravels.com/fileadmin/Le_Bastion_Terms___Conditions.pdf).