

Maison Merisier

Region: Dordogne Sleeps: 14

Overview

In a small hamlet just outside the market town of Montpon-Ménéstérol, experience the charm of this 19th-century traditional Gironde *Maison De Maître*, which has been beautifully restored using quality materials, to create a fine home full of antiques, artwork and beautiful soft furnishings. Close to the banks of the River Isle, spend time walking, cycling and pottering around local villages, visit the vineyards of Saint-Émilion and Bergerac or head to the grand city of Bordeaux.

In this *Maison* you'll appreciate the original tiled flooring and the cherrywood staircase as you step into the home's inviting hallway. Find a spot to relax in the south-facing living room with its Smart TV and fireplace or socialise in the spacious and brilliantly equipped kitchen, next to the elegant dining room. From the balcony upstairs you can gaze out to the hamlet's church and the River Isle beyond before retiring to one of the three en suite bedrooms whilst the children's room will delight younger guests with its bunk-beds, games and books.

A wonderfully converted double height barn with mezzanine levels offers yet more space with two further bedrooms and a lounge with a Smart TV. From here there's easy access to the home's bikes and scooters as well as a pretty fishpond, the hamlet's well and an outdoor oven – a lovely spot for a glass of local wine and home-cooked pizzas.

You may prefer to gather to barbecue al-fresco in the summer kitchen by the heated swimming pool before a game of football on the field. Then there's the trampoline and table tennis for more family fun. You can even wander through the grounds towards a nature reserve, a lovely place for walking peacefully amongst the streams and bridges or seek out fishing and cycling opportunities by the River Isle. In such an attractive setting with the background sounds of church bells and cockerels, this is authentic French country living at its best.

Pick up all sorts of fresh produce from the weekly market in Montpon-Ménéstérol, just a 10-minute drive away and on the banks of the River Isle. Across this area look out for canoeing opportunities, summer swimming in nearby lakes as well as an open-air cinema and night markets in local villages in August.

The banks of the Dordogne river are easily reached with the beautiful town of Sainte-Foy-la-Grande just half an hour by car, home to one of the region's best markets on a Saturday morning, then drive to Bergerac for its historic charm, wineries and boat trips.

The vineyards of Saint-Émilion and Bordeaux are also not to be missed, nor are the enticing markets and historic sights of Périgueux. For a truly stunning day out, head to the coast and climb Dune Du Pilat, surf the Atlantic waves or swim in the calm waters of Étang de Lacanau before returning to your



characterful and welcoming French *maison* so ideally placed for exploring the glorious regions of Dordogne and Gironde.

Facilities

Walking/Hiking Paths • Ideal for Kids • Horse Riding • Canoeing/Kayaking
• Golf Nearby • Fishing • Historical Sites • Wine Tasting • Cycling •
Private Pool • Special Offer • Maid Service Available • Ideal for Teens •
Cots (Cribs) • Heated Pool • Great Value • Has Discount • <1hr to Airport
• Pool Safety Feature • Wi-Fi/Internet • Rural Location • Outstanding
Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns &
Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games
• Bicycles Provided • Smart TV • Outdoor Games • Working
Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Board
games • Xbox/Playstation/Wii • Trampoline • Bikes • Ideal for Babies &
Toddlers • Football net • High Chair(s)

Interior & Grounds

Maison Interiors (540m2)

Ground Floor

- Entrance hall
- Living room with fireplace and Smart TV
- Dining room with stone fireplace
- Kitchen, fully-equipped including dishwasher, three ovens, gas hob (x6), microwave, fridge, freezer, blender and Nespresso coffee maker. Also features kitchen tables, TV and sound system. Door leads to rear lane

First Floor

- Hallway/library with balcony and village/valley views
- 3 x bedrooms with double bed, bathroom and WC
- Children's bedroom with two sets of bunk-beds

Converted Barn Annexe (accessed from the kitchen)

- Lounge area with Smart TV
- Bedroom with double bed
- Bedroom with twin beds
- Shower room with WC
- Separate WC
- Laundry room
- Mezzanine floors for office/children's play area

Outside Grounds

- Heated swimming pool (10x5m, depth: 1.2-1.5m) with safety alarm and fencing. Open approximately May to end-September
- Barn with summer kitchen with barbecue, sink and al-fresco dining area
- Pizza oven
- Barn with bikes and scooters
- Garden
- Goldfish pond
- Village well
- Large field (which leads to nature reserve with



streams/bridges)

- Football area
- On-site parking

Facilities

- Wi-Fi
- Heating
- Fireplace
- British cable Smart TV (main lounge and barn annexe)
- TV (kitchen)
- Sound system
- Children's books and games
- Hairdryer
- Washing machine and dryer

Location & Local Information

Maison Merisier is in the Dordogne department, close to the Gironde border and well-placed to visit some of this region's greatest towns and cities - Saint-Émilion, Bergerac, Périgueux and even Bordeaux.

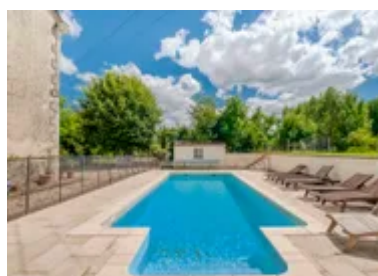
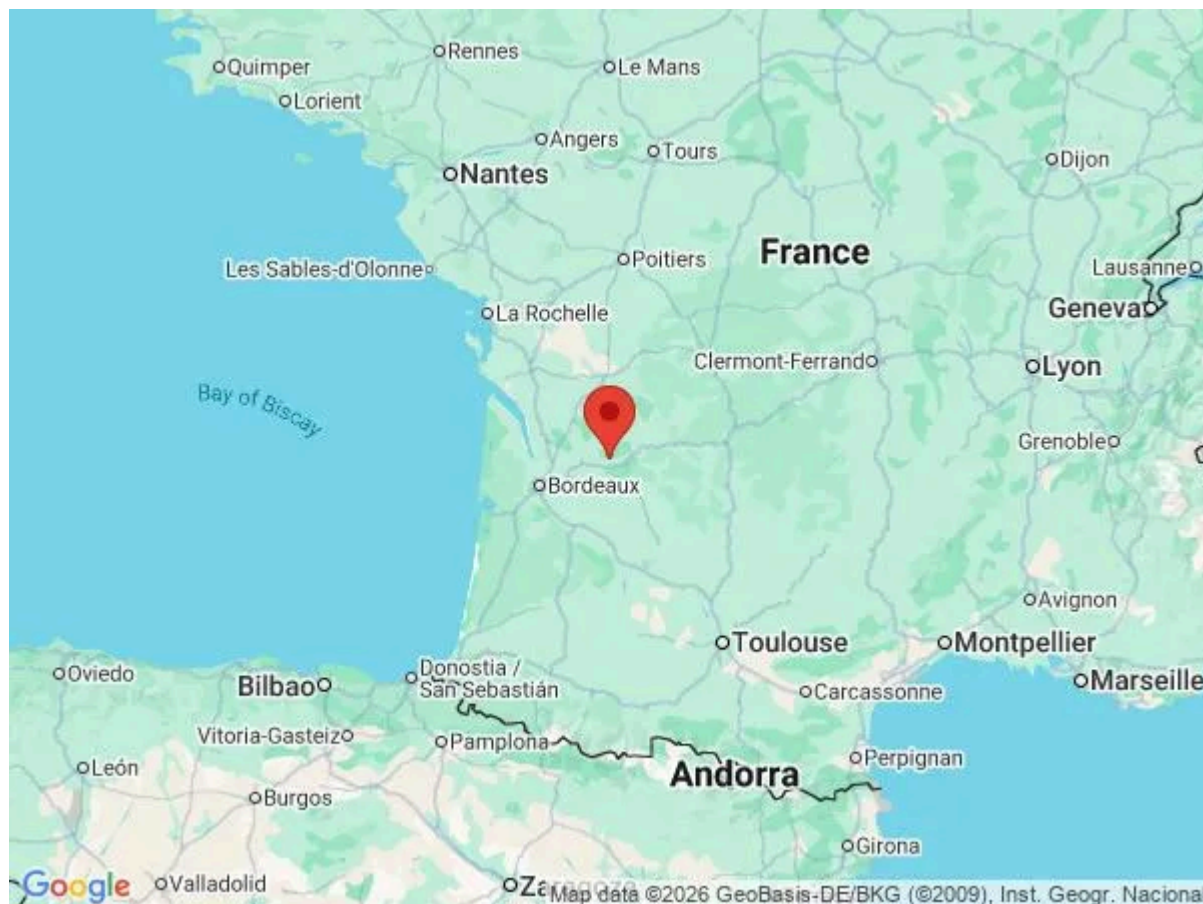
The house is set in a small hamlet and is only a short drive to restaurants, a range of good supermarkets, padel courts and the bustling town of Montpon-Ménéstérol. The local train station, 5km away, has departures to Libourne, Bordeaux Saint-Jean and Périgueux (with TGV connections from both Libourne and Bordeaux).

Montpon-Ménéstérol (5km) is located on the River Isle and hosts a bustling market on a Wednesday morning. You will also find a number of useful amenities and shops set amongst the flower-filled streets whilst just north of the river is Base Nautique de Chandos, a picturesque park with picnic tables, play areas, walks and other summer activities including supervised swimming. There are also canoeing opportunities along the river.

There are plenty of walks in the area – indeed, the house's large field leads to a nature reserve with some wonderful trails where you will come across pretty streams and bridges. The River Isle can also be reached on foot from the house, ideal for fishing and cycling. Within a short drive, other activities in the height of the summer include an open-air cinema and night markets in surrounding villages. There are also two more lakes with sandy beaches, summer swimming and more nature trails.

Nearby, Mussidan (17km) features a great market on a Saturday morning or you may prefer to drive half an hour south to the attractive town of Sainte-Foy-la-Grande, set on the banks of the Dordogne and home to one of the region's largest and most beautiful weekly markets.

Issigeac (63km) is also famous for its bustling market, this time on a Sunday morning, and it is a delightful place to visit any day of the week. Meanwhile, the wine-town of Bergerac (40km) is much-loved for its historic charm,



riverside setting, boat trips and of course its surrounding vineyards.

If staying in July and August, look out for historic re-enactments on Friday and Saturday evenings in Castillon-la-Bataille (30km), the site of the last battle in the 15th century 100 Years' War.

The idyllic hilltop town of Saint-Émilion (40km) is another must see with its exquisite architecture and UNESCO World Heritage vineyards. Wine-lovers may also wish to spend time in and around the grand city of Bordeaux, just over an hour away by car or train.

Continue towards Arcachon Bay for delicious oysters, discover the wine-châteaux, forests, lakes and surfing beaches of the Médoc peninsula or head north-west to the glorious beaches of much-loved Royan for a superb day out by the Atlantic Ocean.

Local Amenities

Nearest Airport	Bergerac Airport (45km)
Nearest Airport 2	Bordeaux Airport (92km)
Nearest Train Station	Gare De Montpon-Ménésterol (5km)
Nearest Village	Small hamlet (0km)
Nearest Town	Montpon-Ménésterol, (5km)
Nearest Restaurant	Local area (5-10 minute drive)
Nearest Supermarket	Supermarché Casino (4km)
Nearest Beach	Royan (130km)
Nearest Golf	Golf Club de Saint Méard de Gurçon (20km)

What we love

- Dating back to the 19th century, this is a high quality and characterful restoration as well as being a genuinely warm family home
- We love the spacious garden with its heated pool, football field and ample space for al-fresco dining by the pizza oven and barbecue
- There are some lovely nature and riverside walks straight from the house whilst canoeing and cycling can be found close by
- Visit the beautiful Saturday morning market in Sainte-Foy-la-Grande, a picturesque town on the banks of the Dordogne
- Experience the best of the Dordogne and Gironde regions with Saint-Émilion, Bergerac, Périgueux and Bordeaux all ideally placed for some wonderful days out

What you should know...

- There are six bedrooms in total – four in the main house (including a children's bedroom with two sets of bunk-beds) and two in the converted barn annexe.
- The lovely grounds feature a fish pond and a well.

Terms & Conditions

- **Security deposit:** €1500 paid via bank transfer to the owner 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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other changeover days on request. Flexible changeover days permitted exceptionally in mid-August 2023.
- **End of stay cleaning available?:** Yes. 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.
- **Minimum stay:** 7 nights. All other durations on request. Short breaks permitted exceptionally in mid-August 2023.
- **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 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.