

# Mas Des Fleurs

Region: Aquitaine Sleeps: 6

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## Overview

You'll be given a warm welcome at Mas Des Fleurs, a 200-year old Charente farmhouse set in three acres of meadows. Whether lounging by the heated swimming pool, enjoying nature walks through the neighbouring woodland or canoeing along the Charente river, this idyllic location allows you to truly relax in a glorious part of western France.

Mas Des Fleurs was still a working farm only 60 years ago and so many traditional features remain such as the flagstone flooring, original wood beams and characterful exposed stone work. Nowadays, the cosy lounge offers the perfect place to kick back whilst the sociable kitchen-diner perfectly blends contemporary touches with a true sense of history.

Let the original staircase take you upstairs where two king-size doubles and a twin can be found beneath the beams, alongside three bright and modern bathrooms, two of them being en suite shower rooms. Peep through the tiny windows to catch a glimpse of the courtyard, meadows or woodland of this special and wonderfully restored holiday home. On the ground floor there is a further double bedroom with en suite bathroom.

The 13m long swimming pool is simply superb, as is the decked poolside terrace, all south facing and making the most of the beautiful meadow views. Enjoy quality time with loved ones as you dine al-fresco in the courtyard, followed by a game of badminton, boules or table tennis. Go for nature walks through the three acres of grounds and beyond to the nearby woodland, looking out for the local barn owl, bats, cuckoos, deer and more, with the background sound of the chirping crickets – Mas Des Fleurs is a true natural paradise !



It's not far to yet more serene surroundings whether you seek out the pony club in the nearby village, or spend time by a picturesque lake, just a 5-minute drive away, with fishing, walks as well as supervised swimming and a waterslide in the summer months. A little further, experience the twice-weekly market in historic Ruffec, only 10km away, and find the perfect picnic spot by the Charente river to enjoy local delicacies from goats cheese to *foie gras*.

Then there's canoeing, kayaking and paddle-boarding along the river, more gorgeous villages such as Verteuil-sur-Charente, Mansle and Nanteuil-en-Vallée as well as the great cities of Poitiers and Angoulême, allowing many fine days out across the Vienne and Charente regions.

## Facilities

Horse Riding • Not for little ones • Walking/Hiking Paths • Canoeing/Kayaking • Historical Sites • Fishing • Private Pool • Cycling • Chef/Cook Available • Ideal for Teens • Heated Pool • Pets on Request • <1hr to Airport • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Easy By Train • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Outdoor Games • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Board games • Badminton • Boules/Petanque

# Interior & Grounds

## Mas Interiors

### Ground Floor

- Lounge with wood burner and doors leading to garden
- Open-plan kitchen and dining room with dining table (for 6) and original large fireplace. Kitchen well equipped including dishwasher, oven, electric hob, microwave, fridge-freezer, coffee machine, kettle, toaster, cafetiere, slow cooker and stone sink
- Bedroom with king-size bed and en suite bathroom with bath
- WC and sink
- Laundry room with an additional fridge

### First Floor (featuring low ceilings/beams)

- Bedroom with king-size double bed and en suite shower room
- Bedroom with king-size double bed and en suite shower room
- Bedroom with twin beds
- Bathroom with bath
- Office & Library

## Outside Grounds (3 acres)

- Heated salt-water swimming pool (13x3m, depth: up to 1.4m) with safety alarm and hard cover. Open approximately beginning-June to mid-October
- Poolside loungers (x6), parasols
- Gated courtyard with al-fresco dining area
- Second al-fresco dining area (near the pool)
- Barbecue
- Boules
- Badminton
- Giant Jenga
- Large garden/wildflower meadow (open)
- Parking (2 cars)

## Facilities

- Wi-Fi
- Heating
- Fans
- TV
- Table tennis
- Boules
- Badminton
- Outdoor giant Jenga
- Board games
- Ironing facilities
- Washing machine



## Location & Local Information

In the Vienne department, close to the border with Charente and Deux-Sèvres, Mas des Fleurs is located between Poitiers and Angoulême, only a 10-minute drive from the picturesque village of Ruffec. Guests wishing to arrive by train should take the 2-hour TGV from Paris to Angoulême, then connect to a local service to Ruffec.

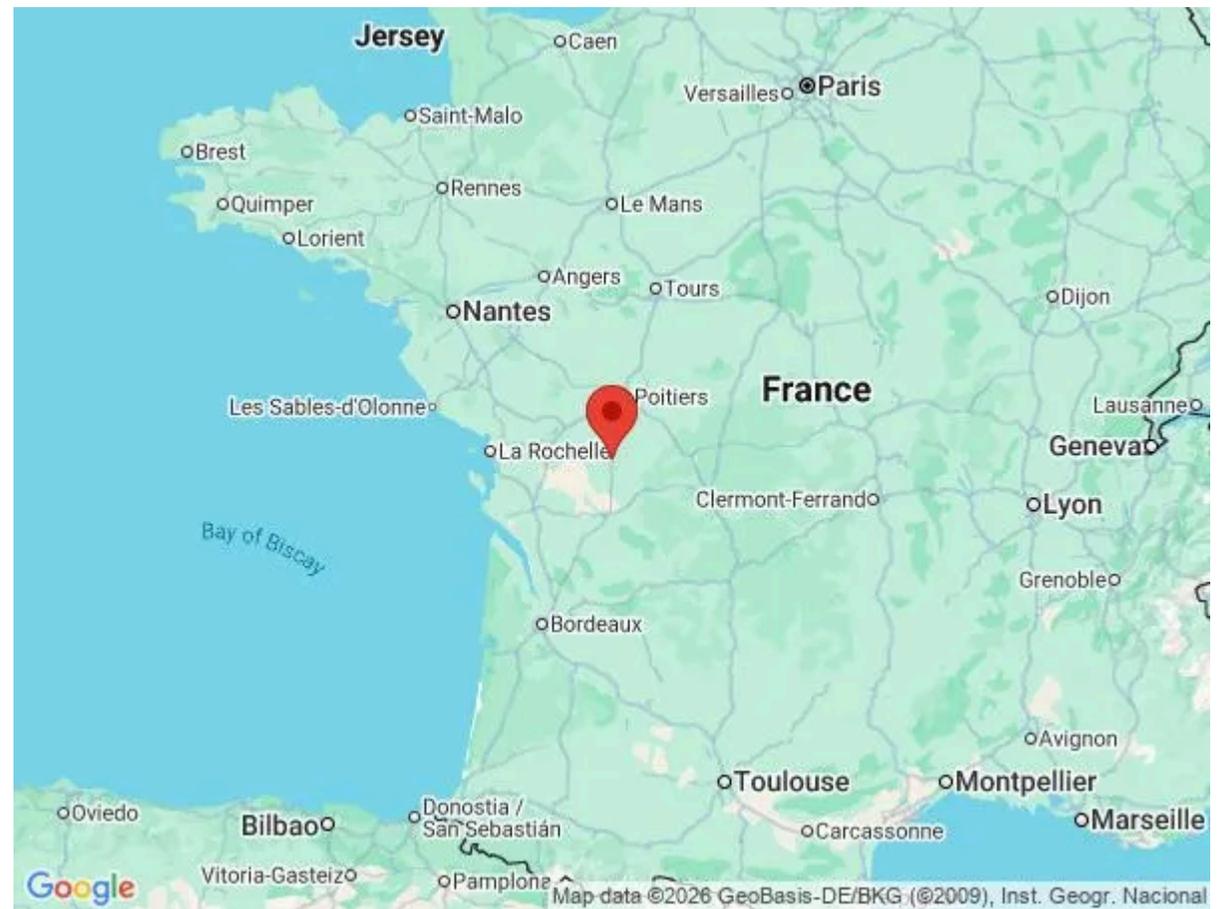
Set in a hamlet of houses, there's a small pretty village around a 5-minute drive away (or leisurely walk crossing the Charente river) which has its own pony club (suitable for beginners as well as more experienced riders) and a pizzeria on summer weekend evenings.

Even closer to home, enjoy long walks beyond the 3-acre grounds to appreciate the surrounding woodland – look out for birds, deer and other wildlife including bats and a local barn owl. A 7km hiking trail also starts close to the Charente river where you may come across wild orchids and rare birds. Cycling is also popular across this region - bikes can be hired and delivered to your villa.

Around a 5-minute drive away, a tranquil lake is another beautiful spot for nature walks, picnics, carp and roach fishing as well as supervised swimming in the height of the summer. From June to September there is also a waterslide as well as somewhere to buy snacks and a playground.

With close access to the N10 *Route Nationale*, you can easily reach Ruffec in about ten minutes by car, home to a number of restaurants and other amenities including a large supermarket. It's a very pretty small town on the banks of the Lien river with a twice-weekly market and other events throughout the year. In the summer you can hire kayaks, canoes or stand-up paddle boards for excursions along the Charente river just on the edge of the town.

The gorgeous village of Verteuil-sur-Charente is also close by, around a 15-minute drive away. As well as pottering around its charming lanes and admiring its



chateau, enjoy lunch on the river's edge at the old moulin which specialises in home-made brioche. Mansle (27km) is another attractive riverside village, especially worthy of a visit on market day (specialities in this area include goats cheese, duck, *foie gras* and Atlantic seafood) whilst the medieval gardens in Tusson (25km) are very picturesque. Nanteuil-en-Vallée (20km) is another historic highlight of this area, a classified 'village of character' well known for its impressive abbey.

Angoulême is a 45-minute drive away, so wonderfully positioned on the Charente river. Spend time wandering around its historic quarter, admiring its beautiful architecture or visit one of the city's bustling markets. The fantastic National Comic Strip and Image Centre is a must for graphic-novel enthusiasts and you may also be able to glance at comic murals on huge walls as you explore the town. Angoulême is also famous for its stylish *Le Circuit des Remparts* in September when classic cars race around the old cobbled lanes of the city, a contest dating back to the 1930s, also known as '*Monaco Sans La Mer*'!

Both Cognac and Jarnac are around an hour away or head north to Poitiers, home to the second oldest university in France. As well as soaking up the student and cultural vibe, visit some of the many listed monuments including the impressive Cathédrale Saint-Pierre and spend time relaxing in the pleasant Parc de Blossac. Just north of the city, Futuroscope is a popular theme park with a great range of attractions and activities for all ages.

## Local Amenities

Nearest Airport	<b>Aéroport de Poitiers-Biard (60km)</b>
Nearest Airport 2	<b>Limoges Airport (100km)</b>
Nearest Train Station	<b>Ruffec/Angoulême TGV (10km/55km)</b>
Nearest Village	<b>Small local commune with summer cafe (3km)</b>
Nearest Restaurant	<b>Surrounding countryside and villages/towns (Around a 10-minute drive)</b>

Nearest Supermarket	<b>Ruffec (10km)</b>
Nearest Town	<b>Ruffec/Civray (10km/13km)</b>
Nearest City	<b>Angoulême (58km)</b>
Nearest Golf	<b>Swallow Golf Club, Angoulême (60km)</b>

## What we love

- A beautiful and historic farmhouse with such warmth and character alongside plenty of modern touches
- Enjoy nature walks from your doorstep – look out for rare birds, deer and the local barn owl as you stroll through the meadows and woodland
- There's a lovely pony club just a 5-minute drive away as well as a serene fishing lake where you can swim in the summer months
- Hire canoes, kayaks or paddle-boards and explore the idyllic surroundings of the Charente river
- Visit historic Ruffec on market day and enjoy lunch by the river at an old moulin in pretty Verteuil-sur-Charente

## What you should know...

- Only children aged 12 and over are allowed to stay at this property.
- The discreet yet welcoming owners live on site with their two small cats – their cottage is on the other side of the courtyard, not overlooking the pool.
- While there are 4 bedrooms, please note that the maximum capacity is 6 guests.

# Terms & Conditions

- **Security deposit:** £500 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes (changed once for stays of over 7 nights).
- **Pets welcome?:** Small, well-behaved pets may be accepted on request only and with prior agreement with the owner. However, please note that the meadow is not fenced.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Only children aged 12 and over are allowed to stay at this property. The discreet yet welcoming owners live on site with their two small dogs – their cottage is on the other side of the courtyard, not overlooking the pool.
- **Changeover day:** Saturday. All other changeover days 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.
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes. In colder months, logs are also provided free of charge.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally in cash on arrival (typically costs €1-10 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes (changed once for stays of over 7 nights).
- **Pool opening dates?:** The pool is open approximately beginning-June to mid-October. 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.