

Villa Des Roses

Region: Normandy **Sleeps:** 15

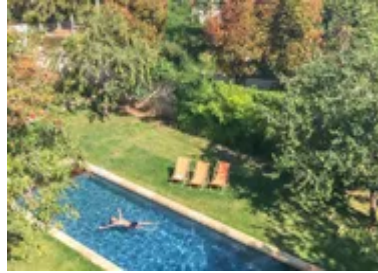
Overview

Villa des Roses is a beautiful estate, tucked away in a centennial tree-lined garden along the river Seine. Unforgettable dinners, long walks along the river and fireside evening await at this charming property, all just a short drive away from the beguiles of Paris. The house boasts seven bedrooms and six bathrooms, offering plenty of space for groups of up to fourteen guests.

Blending 19th century charm with modern Californian styles, the finish and décor of this sublime property will have you redesigning your house back home! The main house was built in 1883, with all the charm and character shining through the modern renovations. On the first floor there is an intimate living room with a wood stove fireplace and an antique piano. Adjacent you will find the contemporary fully equipped kitchen, with an open plan dining area. This spectacular entertaining space is perfect for spending time together, celebrating special occasions and soaking up the fabulous atmosphere of Villa des Roses. The entire house is equipped with central heating, a sound system and Wi-Fi, ensuring all your comforts are met.

Stepping up to the top floors of the house, there are four bedrooms. The first floor offers two en-suite double bedrooms, with two further bedrooms and a shared bathroom on the second floor. The three remaining bedrooms are within two standalone 19th century farm buildings. Each of these cosy room has an en-suite bathroom, with a private entrance, so guests can enjoy a little peace and privacy away from the rest of the group.

A special feature of this charming house is the glass house 'verrière' with a cosy wood burning stove, that offers an extra living space with a large communal table that seats sixteen guests. You can also use the space as a



yoga or arts room.

Surrounded by a beautiful, vast garden, the outdoor space is equally as enchanting as the interiors. Whether you are swimming in the sixteen-meter heated saltwater pool, dining under the starlit sky or ambling along the river foraging walnuts, strawberries, raspberries, and pears, Villa des Roses is an outdoor lover's dream!

Facilities

Chef/Cook Available • Laptop Friendly Workspace • Wi-Fi/Internet • Great Value • Cots (Cribs) • Maid Service Available • Bicycles Provided • Yoga Classes Available • Spa Treatments Available • Swings • Private Pool • Pool Safety Feature • Heated Pool • Saltwater Pool • Washing Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Wine Tasting • Cycling • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Open plan kitchen equipped with Churchill plates, KN industrie cutlery, quality cookware and top end appliances.
- Open dining room
- Cosy living room with a wood stove fireplace and antique piano
- WC

First Floor

- Bedroom 1: Double bed with en-suite bathroom
- Bedroom 2: Double bed with en-suite bathroom

Second Floor

- Bedroom 3: Double bed
- Bedroom 4: Double bed
- Bathroom & WC shared between the two bedrooms

Annexes

- Bedroom 5: Double bed with en-suite bathroom
- Bedroom 6: Double bed with en-suite bathroom
- Bedroom 7: Double bed with en-suite bathroom
- Glass house 'verrière' with wood stove, large communal table for 16 guests, can be used as yoga or arts room.

Outside

- 5000m2 garden
- Private heated saltwater swimming pool
- Outdoor dining area

Facilities

- Central heating
- Sound system
- House iPad
- Wi-Fi
- Washing machine



Location & Local Information

The enchanting Villa des Roses sits tucked away in a centennial tree-lined garden along the river Seine. With beautifully designed interiors, a heated saltwater pool and stunning gardens, it is hard to imagine straying from the comforts of the house. Yet the moment you start walking along the river and strolling into the historical towns, you will see how much there is to see and do in this breathtaking area.

Finding inspiration in nature is easy in this vibrant part of France. Impressionist painters have taken insight from the lovely fields, woods and river side bluffs since the turn of the 19th century. Artists such as Monet, Albert Lebourg, Ludovic Pissaro and Louis Aston Night have all painted nearby.

With so much to do around the house, there is plenty to fill up the days of your trip. You will find experiences within walking distance, and all the delights of Paris less than two hours drive away. Local hiking trails will take you around the countryside of Normandy, or you can spend hours wondering the pretty pathways along the Seine. For outdoor adventures, bike rides and rock-climbing routes are aplenty, or for something a little calmer you can visit local castles and Monet gardens. Within walking distance of Villa des Roses, the beautiful river trail takes you to a 15th century water mill through beautiful fields and forests. The closest village boasts a 12th century church, with an old-fashioned café, bar and grocery shop for your everyday needs.

For foodies, France obviously offers endless culinary delights! On a special occasion, the nearby historical town of Lyons la Foret boasts a Michelin star restaurant that we can highly recommend, just a thirty-minute drive from the house. Le Moulin de Connelles or La ferme de Haute Crémonville are also both in the Michelin guide, and are within a ten-minute drive of Villa des Roses, so you can arrange plenty of evenings out, just make sure you leave time for an amble around the pretty towns and villages before your meal.



Within a short drive, you can visit the famous ocean cliffs of Etretat, the Casino of Deauville, the port of Honfleur or the D-Day Normandy beaches.

Local Amenities

Nearest Airport	Rouen (25.9km)
Nearest Airport 2	Paris Beauvais (84.4km)
Nearest Town	Louviers (12km)
Nearest Village	Muids (350m)
Nearest Train Station	Val de Reuil (12.2km)
Nearest Restaurant	Moulin de Conelles (6.3km)
Nearest Supermarket	SPAR (6km)

What we love

- Beautifully renovated, the house effortlessly blends 19th century charm with modern Californian styles.
- Designed and renovated by a family, there is the sense of a home-away-from-home, so you can really settle into this charming house.
- The luscious garden extends right down to the shores of the river Seine, with walking trails that guide you along the picturesque river paths!

What you should know...

- Please enquire about our concierge services for groceries, private chefs, massage or sports classes etc.
- Included with your booking are bedding, towels, quality toiletries, daily bread and croissant delivery, newspapers and departure cleaning.
- The owners can provide introductions to partners for catering services and logistics for small family style events of maximum 15 people. They ask events to be kept this small to preserve the intimacy and quality of the property.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4pm.
- **Departure time:** 10am.
- **Energy costs included?:** Included in rental price.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Any weekday.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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?:** Not permitted.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights. Bookings of 5 or 10 nights may be possible on request.
- **Heating costs included?:** Included in rental price.
- **Pool heating charge?:** Included in rental price from May to September. 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 (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included in rental price.
- **Pool opening dates?:** Approximately April to October. (Colder months may not be suitable for swimming)