

# Le Mas Du Village

**Region:** Midi-Pyrenees **Sleeps:** 14

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## Overview

Stay in a beautifully restored farmhouse perfect for every generation with glorious views of the gentle landscapes of Gascony, a short stroll from a small village with a Renaissance château.

The living quarters in this impressive holiday home are all about style and space with a gorgeous lounge and fireplace leading through to an elegant dining room and state-of-the-art kitchen. In another wing, children will soon discover the lovely play area and TV lounge whilst there is table football and ping pong to keep all ages entertained. Both parts of the house are connected via a contemporary hallway with light flooding in from the tall windows overlooking the pool and garden.

Up to 14 guests can sleep across seven inviting bedrooms, five of which feature air-conditioning including a wonderful master suite with its own large bathroom. As the evening nears, dine al-fresco by the summer kitchen and swimming pool, then find a tranquil spot to watch the sunset over the rolling Lomagne hills before looking up to the historic village so close to this magnificent home.

Surrounded by organic farmland, you can walk to the little village during the day to visit its historic château or set off in your car to Saint-Clar, 6km away, well-known for its seasonal white garlic which has been cultivated in this part of France since the 13th century – when in season, buy some at Saint-Clar's Thursday morning market or at the village's Maison de l'ail.

The markets in the historic towns of Lectoure and Fleurance are just as delightful whilst Condom and Auch are other enchanting places known for their rich heritage and gastronomy. There's also a wealth of idyllic Gers villages to discover from medieval Sarrant to the south to



Larressingle, Montréal and Fourcès to the west, each one classified as one of France's '*Plus Beaux Villages*'.

Walk, cycle, horse-ride or drive through scenery of rolling hills, woodland and sunflowers, come across lakes for summer swimming, canoe or kayak along the Baise River, find picture-perfect picnic spots to enjoy delights from nearby farm shops and markets and join in with the slow pace of life of this captivating part of south-western France.

## Facilities

DVD • Watersports • Tennis Nearby • Walk to Village • Rural Location • Table Tennis • Laptop Friendly Workspace • Indoor Games • Cots (Cribs) • Villa • Private Pool • Air-Con • Games Room • Wi-Fi/Internet • Instagrammable • Modern • Animal farm • Theme park • Water park • Board games • Xbox/Playstation/Wii • Pool Safety Feature • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Outdoor Games • Table Football • Heating • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Mas Interiors (450m2)

### Main Floor (split-level)

- Entrance and hallway
- Lounge with fireplace
- Dining room
- Kitchen, fully-equipped including two ovens, hobs, dishwasher, American fridge with ice-maker, freezer, microwave, coffee maker, kettle, toaster, mixer, juicer, blender and waffle maker

### Separate Main Floor Wing (split level)

- Bedroom with double bed (140cm), fan and shower room with WC
- Mezzanine games room and lounge with TV
- Laundry room (via steps down) including fridge/freezer
- Guest WC

### Upper Main Floor

- Master bedroom (26m2) with double bed (160cm), air-conditioning and bathroom with dressing area, shower and WC
- Bedroom (18m2) with double bed (140cm), fan and shower room with WC

### First Floor

- Bedroom (16.3m2) with double bed (160cm) and air-conditioning
- Bedroom (8.5m2) with double bed (140cm) and air-conditioning
- Bedroom (11.9m2) with double bed (140cm) and air-conditioning
- Bedroom (11.6m2) with double bed (140cm) and air-conditioning
- Bathroom with bath, shower and WC

## Outside Grounds (10,000m2)

- Swimming pool (9x5m, depth: 1.3-1.6m) with safety alarm. Open approximately end-May to end-September
- Poolside sun loungers, parasols and chairs
- Summer kitchen with tap, fridge and *plancha*
- Al-fresco dining table
- External lighting
- Central lawn (not accessible to guests) and grounds
- Parking

## Facilities

- Underfloor heating (lounge)
- Electric heating (certain rooms only)
- Reversible air-conditioning (five bedrooms only)
- TV (with connection to Freeview box and TNT)
- X-Box
- Bluetooth speaker
- Printer
- Hairdryers (x2)
- Ironing facilities







## Location & Local Information

In the Tarn-et-Garonne region, close to the border with Gers, Le Mas Du Village is ideally located for visiting market towns, picture-perfect villages and glorious landscapes of Gascony in this captivating part of south-western France.

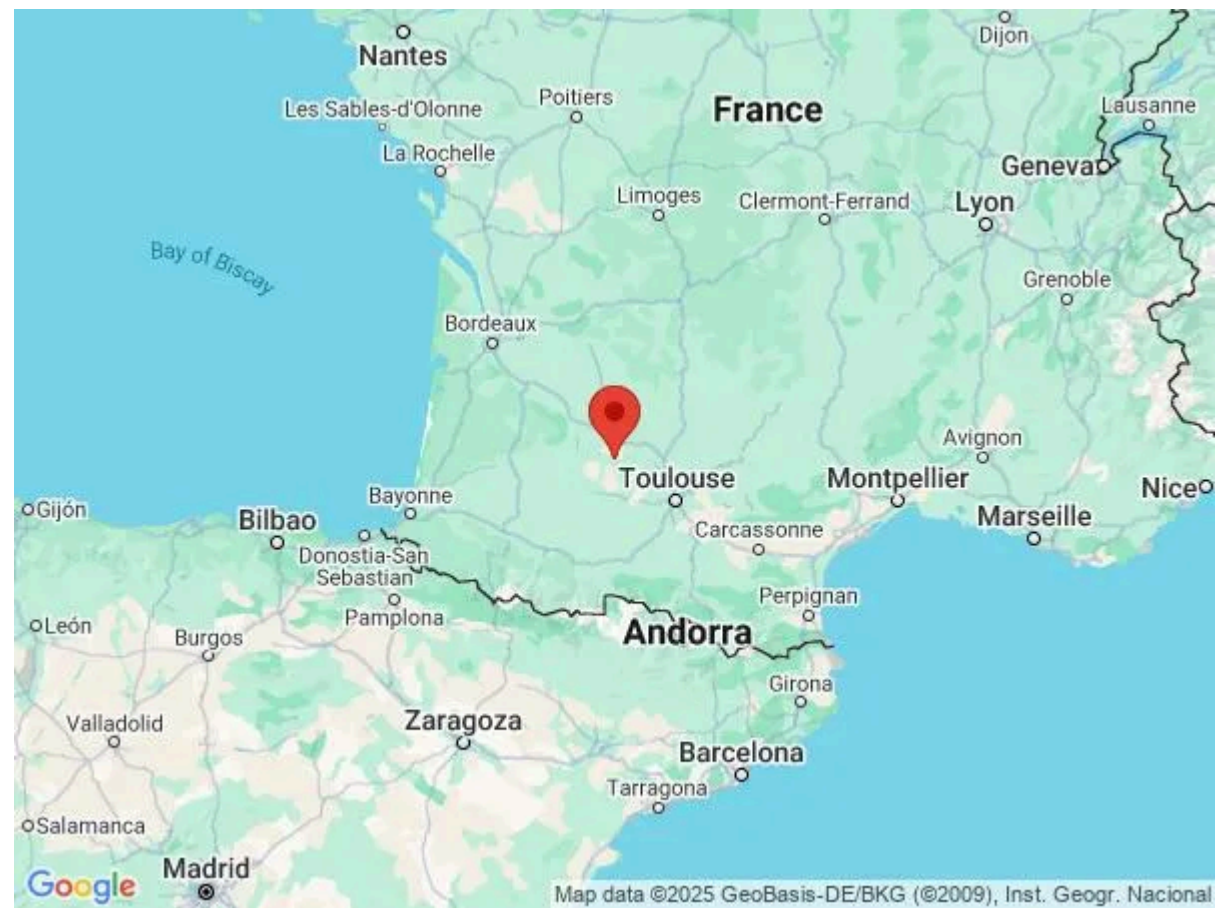
Surrounded by organic farmland, you can stroll to a tiny and very pretty village, home to an impressive Renaissance château that can be visited (check opening days/times in advance). From the village's hilltop position there are fantastic views of the Gascon countryside around you.

The nearest amenities are in the fortified village of Saint-Clar in the Gers department, just under a 10-minute drive away, including a Thursday morning which showcases the village's speciality, white garlic (in season July to autumn). There is a garlic festival in early August and just outside the village is the Maison de l'ail, a small museum about the production of garlic which also features a lovely shop selling local wine, honey, jams and garlic products of course.

Lectoure (13km), near the banks of the Gers and originally the capital of the region, is another delightful place to visit, especially for its Friday morning market – as well as garlic, Lectoure is known for its cantaloupe summer melons. Further south, the bastide town of Fleurance (17km) also features a charming and historic market on a Tuesday morning.

This region is wonderful for keen cyclists and walkers with seemingly endless landscapes of rolling hills and sunflower fields, as well as pretty lakes, some offering water-based activities in the height of the summer. Horse-riding is popular too or just pack a picnic and discover the beautiful scenery by driving along the country roads and finding a picturesque spot for lunch, following the slow pace of life that this area is known for.

The trio of France's '*Plus Beaux Villages*', Larressingle,



Montréal and Fourcès are all within an hours drive whilst the historic town of Condom, known for its gastronomy, is 38km by car. Find canoeing and kayaking along the Petite Baise near Beaucaire (42km), just south of Condom, or spend the day in the enchanting city of Auch (43km), the historic capital of Gascony and a fine place to explore with its grand Cathédrale Sainte-Marie, a UNESCO World Heritage site.

Local Amenities

Nearest Airport	Toulouse (70km)
Nearest Airport 2	Bergerac (140km)
Nearest Airport 3	Bordeaux (184km)
Nearest Train Station	Agen (42km)
Nearest Village	Small rural village (300m)
Nearest Restaurant	Saint-Clar (6.5km)
Nearest Supermarket	 (7km)
Nearest Town	Lectoure (13km)
Nearest Tennis	Fleurance (18km)
Nearest Golf	Golf De Fleurance 9-hole (22km)

## What we love

- A beautiful and stylishly renovated farmhouse with wonderful living spaces and gorgeous views of farmland, rolling hills and the local village
- It will appeal to every generation with its swimming pool, summer kitchen, play area and games
- Stroll to the historic village, home to a famous Renaissance château that can be visited during most of the year
- Such wonderful local markets – look out for white garlic in nearby Saint-Clar and summer melons in medieval Lectoure
- It's a fine base for exploring pretty villages and the glorious landscapes of the Gers region

## What you should know...

- Air-conditioning is only featured in five bedrooms – please see the 'Features' tab for more details.

# Terms & Conditions

- **Security deposit:** €3000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes (changed weekly for stays of more than 7 nights).
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Air-conditioning is only featured in five bedrooms - see the Features details.
- **Changeover day:** Saturday. All other changeover days on request.
- **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?:** Outdoors only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, via underfloor heating (lounge), electric heaters or reversible air-conditioning in five of the bedrooms.
- **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 approximately end-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.