

# Maison Catalpa

**Region:** Aquitaine   **Sleeps:** 18

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## Overview

An 18th-century cottage with glorious views of the Tarn-et-Garonne, Maison Catalpa is such a peaceful holiday home with a heated swimming pool, set in picture-perfect gardens with trailing wisteria, summer roses and jasmine, only 4km from one of France's classified '*Plus Beaux Villages*'.

Maison Catalpa is an idyllic place to stay for so many reasons. Sit out on the south-facing terrace beside terracotta pots of red geraniums and gaze at the beautiful scenery around you or seek shade from the warm summer sun by the vine-clad patio, both wonderful spots for al-fresco dining with family or friends. As you stroll around the vast gardens, admire swathes of lavender by the pretty stone steps, soak up the scent of rosemary, discover the fig trees, then relax beneath the huge Catalpa tree by the tranquil swimming pool. Surrounded by a hectare of gardens and woodland, there's a true sense of seclusion across this special home.

Inside is just as delightful across the characterful interiors with the comfortable lounge and open fireplace, rustic dining room and farmhouse kitchen leading out to one of the dining terraces. The library upstairs features hundreds of the owners' books which guests are more than welcome to read. Meanwhile, the satellite TV, board games, boules, table tennis and croquet mean hours more fun for every age.

Up to 18 guests can stay in this welcoming French abode across the house's six main bedrooms (each sleeping 2 guests), in the separate Pigeonnier bedroom with two four-poster beds and beautiful views (4 guests) or making use of the sofa-bed in the library (2 guests). Many of the bedrooms have a private or en suite bathroom and each room is so charmingly decorated with antiques and old-style furnishings. A 15% discount will be applied for groups who do not require use of the Pigeonnier Annexe - please enquire at the time of booking.

Within 4km you can be dining beneath the arcades in a pretty bastide village and pottering around its Saturday morning market. A little further afield, enjoy the larger market in Moissac, then hire bikes to cycle by the Tarn River or Canal du Midi before visiting the stunning cloisters at Abbaye Saint-Pierre de Moissac. Montauben is another historic town not to be missed – stop off for lunch in its impressive, red-bricked Place Nationale.

Discover other picturesque villages such as Montcuq and Tournon-d'Agenais or head even further north to idyllic gems dotted along the Lot River including the captivating town of Cahors, a food and wine-lovers paradise with its restaurants, markets and vineyards producing some of the finest Malbec wines in the world.



## Facilities

Villa • Walking/Hiking Paths • Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Fishing • Wine Tasting • Horse Riding • Cycling • Tennis Nearby • Historical Sites • Private Pool • Rural Location • Indoor Games • Cots (Cribs) • Table Tennis • Great Value • Laptop Friendly Workspace • Chef/Cook Available • Pre-Stocked Fridge Available • Board games • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Ideal for Teens • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Maison Interiors

### *Ground Floor (some steps)*

- Living room with open fireplace
- Dining room with doors opening on to side terrace
- Kitchen, well-equipped with door leading to covered dining terrace
- Bedroom with double bed (180cm, can be split into twin)
- Bedroom with twin beds (90cm each)
- Bathroom with bath and WC
- Shower room and WC

### *Upstairs*

- 2 x bedrooms with double bed (160cm) and en suite bathroom with bath, shower and WC
- Bedroom with double bed (180cm) and en suite bathroom with shower and WC
- Bedroom with king-size bed (180cm, can be split into twin). Separate bathroom with bath, shower and WC (accessed via corridor)
- Library with sofa-bed for 2 guests (accessed via separate staircase)

### *Pigeonnier Annexe*

- Quad bedroom with 2 x four-poster double beds and valley views
- Shower room and WC

## Outside Grounds (one hectare)

- Swimming pool (12x8m) with safety alarm (roll-up fencing can also be requested). Heated approximately April to end-September
- Poolside area with sun-loungers
- Poolside covered terrace
- West-facing terrace for al-fresco dining
- South-facing terrace for al-fresco dining



- Barbecue
- Table tennis
- Croquet and boules set
- Mature gardens and grounds

### **Facilities**

- Wi-Fi
- Working fireplace
- Heating
- Library with many books
- TV with UK satellite channels
- Croquet and boules set
- Table tennis
- Board games and puzzles



## Location & Local Information

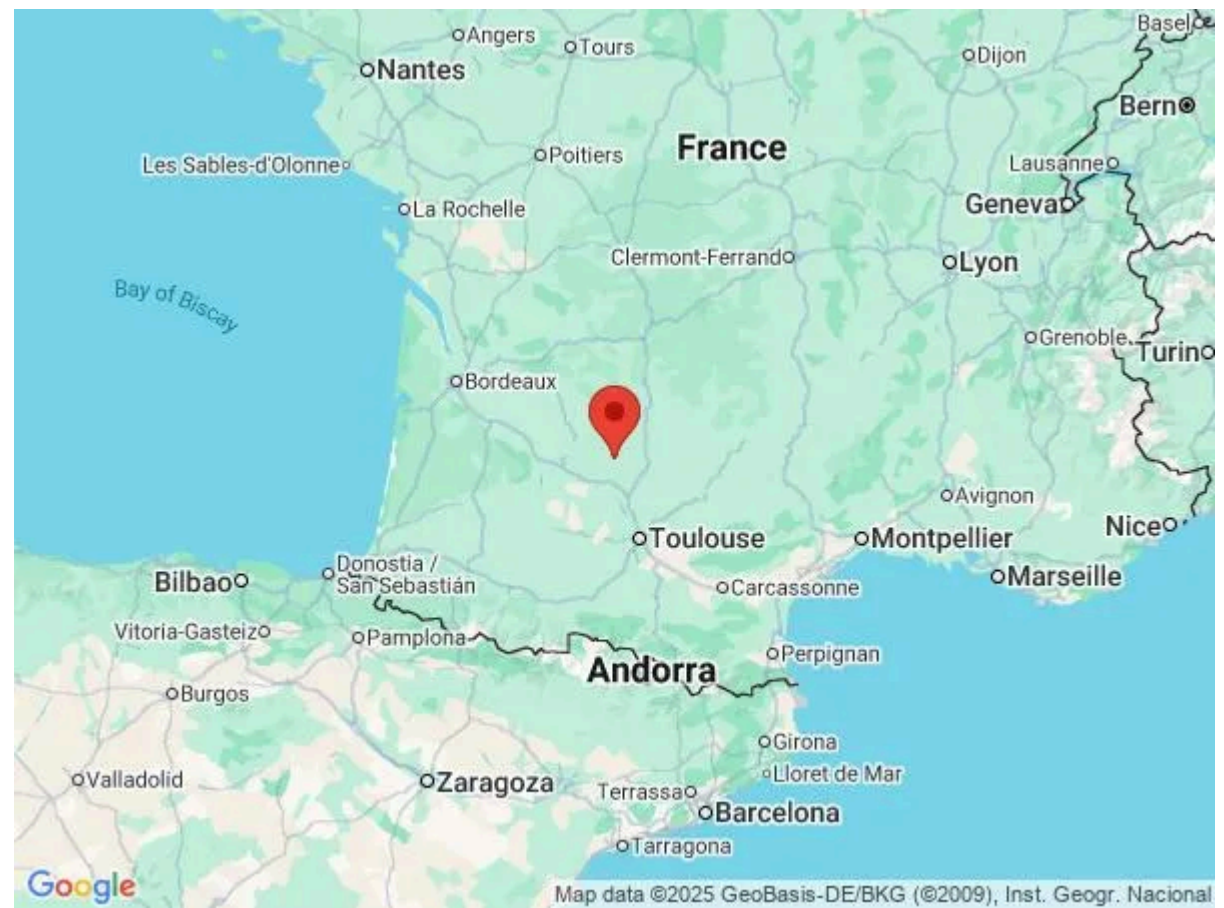
Maison Catalpa is located in the Tarn-et-Garonne department of south-western France, only 4km from a village that has been classified as one of France's '*Plus Beaux Villages*'.

You can arrive by aeroplane, ferry or train, hiring a car en route or bringing your own. Fly into Toulouse, Bergerac, Brive-Souillac or even Bordeaux Airport or catch a ferry across to Bilbao, St Malo or one of the other ferry ports on mainland France. If travelling by train, take the fast TGV service from Paris Montparnasse to Agen (54km) or Montauban (35km), taking only three to four hours.

In a hilltop position, the villa itself is surrounded by beautiful scenery and you may even be able to see the Pyrénées in the far distance. A 4km drive takes you to a pretty bastide village that dates back to the 12th century with a small main square and attractive arcades. Soak up the medieval ambience as you dine in a picturesque restaurant or enjoy the Saturday morning market. Keen walkers note that the village is on the GR65 trail – pilgrims used to stop here and admire the wonderful views from Le Jardin du Pèlerin.

To the south, Moissac (23km) is home to several good restaurants and hosts a large Sunday morning market. On the banks of the Tarn River, the small town is most famous for its Abbaye Saint-Pierre de Moissac and spectacular cloisters whilst the Pont-Canal Du Cacor is an impressive sight where the canal crosses the river via a bridge. Hire bikes to ride along the tow paths or look out for canoeing and kayaking opportunities on the Tarn and Garonne Rivers.

Activity lovers can find horse-riding and tennis within a short drive and you can also hire bikes in the charming village of Montcuq (17km). Lac de Montcuq is a lovely spot for picnics and afternoon swimming at its Base de Loisirs, usually open late June to early September. The Aquazone, an inflatable water park, will delight older children in the height of the summer. The lake near Montaignu-de-Quercy



(20km) is another popular place for water-based activities in July and August.

Heading north, there are many gorgeous villages and towns along the Lot River such as Villeneuve-sur-Lot (51km), Puy-l'Évêque (42km), Saint-Cirq-Lapopie (64km) and Cahors (42km). Cahors is known for its vineyards producing some of the world's most famous Malbec wines and it's a beautiful town to visit with its bridge, Pont Valentré, a UNESCO World Heritage site, and the grand Cathédrale Saint-Etienne. As well as amazing wine, it's a food-lovers paradise across its shops, markets and restaurants.

Tournon-d'Agenais (30km) is another historic gem of the Lot-et-Garonne department – try it's delicious pastry dessert, *tourtiere*, made from apples. Back to the Tarn River, discover the historic town of Montauban (36km) with its handsome red-brick square, Place Nationale, and baroque cathedral.

Local Amenities

Nearest Airport	Toulouse-Blagnac Airport (89km)
Nearest Airport 2	Bergerac Dordogne Périgord Airport (98km)
Nearest Train Station	Moissac/Montauban TGV (23km/36km)
Nearest Village	(4km)
Nearest Restaurant	Local village (4km)
Nearest Supermarket	(5km)
Nearest Town	Moissac /Montauban (23km/36km)
Nearest Tennis	Durfort-Lacapelette (9km)
Nearest Golf	Golf des Roucous 9-hole (15km)

## What we love

- Dating back to the 18th century, an utterly charming place to stay with antique furnishings, hundreds of books and such a welcoming ambience
- It's flower-filled gardens are a delight with jasmine, roses and lavender alongside the heated swimming pool and beautiful terraces
- In such a secluded position with glorious views, yet only 4km from one of France's '*Plus Beaux Villages*'
- Discover the beauty of the Tarn-et-Garonne with its picture-perfect villages, market towns, idyllic landscapes and rivers
- A superb choice of day trips with Cahors, Saint-Cirq-Lapopie, Saint-Antonin and Agen around an hour away or less by car

## What you should know...

- The house sleeps up to 18 guests. This is 12 guests across six bedrooms in the main house, 4 guests in a quad bedroom (with two double beds) in the separate Pigeonnier Annexe and 2 guests on the library's sofa-bed.
- A 15% discount will be applied for groups who do not require use of the Pigeonnier Annexe - please enquire at the time of booking.
- Two of the bedrooms have a king-size bed which can be split into a twin – please let us know in advance which bed configuration works best for you.
- Availability and prices for booking from October to May are on request only – please enquire.

# Terms & Conditions

- **Security deposit:** £500 charged to client's credit card as a pre-authorisation 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, changed weekly for stays of 7+ nights.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. The house sleeps up to 18 guests. This is 12 guests across six bedrooms in the main house, 2 guests on the library's sofa-bed and 4 guests in a quad bedroom (with two double beds) in the separate Pigeonnier Annexe. Availability and prices for booking from October to May are on request only – please enquire
- **Changeover day:** Saturday. All other days are on request.
- **End of stay cleaning available?:** Yes and light cleaning two mornings per week also included. Mid-stay clean (bathrooms/bathrooms) included for stays of 7+ nights. 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.
- **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.
- **Tax:** French Visitors Tax is included in the rental rate.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is heated approximately April 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.