

# Villa Varane

**Region:** Dordogne **Sleeps:** 13

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## Overview

Discover an oasis of greenery with plenty of space to soak up the lush countryside atmosphere in Villa Varane, an idyllic holiday home in the Lot department in southwestern France.

The villa is spread over three floors with five bedrooms to host up to 13 guests, making it ideal for large friend groups or family reunions. Step inside and you will find a cosy living room and a games room to keep you entertained into the evenings. The country house-style kitchen is designed for bringing your culinary dreams to reality, with the help of locally sourced ingredients from nearby farms and fields.

Expect traditional features meets modern amenities at Villa Varane, with wooden beams, stone walls and tiled floors combining with sleek and comfortable finishings to provide a homey feel. And, thanks to the home's original thick stone walls which retain coolness in the summer, you'll always have a place to escape the heat on a hot summer's day!

Villa Varane is surrounded by 1.1 hectares of sunflower fields, woods and greenery for as far as the eye can see. Wander around the extensive grounds and you might even spot deer, falcons and owls, or enjoy magical sunsets and sunrises from the terrace. In the garden, you can also find a large swimming pool with sun loungers and umbrellas, and next to the house a roofed terrace with a barbecue and two large dining tables – perfect for getting away from it all to savour wine-soaked evenings.

Although the property has everything you need with a setting full of fauna and flora, exploring your surroundings is widely encouraged. Take bicycles or simply set off on a wholesome walk through the countryside to discover small villages, streams and farmland. There are also a couple of golf courses in the area, and a bit further you can find the Dordogne River lending itself to a whole lot of fascinating activities.

From the property, it's only a 5-minute drive to Saint-Barthélemy-d'Agenais, a small village with a restaurant and bakery to satisfy sudden cravings.

Another picturesque place worth driving to is Castelmoron-sur-Lot, located on the Lot River and therefore boasting plenty of activities such as boat tours, kayaking and canoeing alongside scenic walking paths.

Slightly larger, Miramont-de-Guyenne hosts an array of restaurants, shops and wine bars alongside typical local amenities, making it a must-visit place to stop in for lunch and recharge batteries before continuing further.

Saintes, Cognac, Jarnac, Angoulême and even Saint-Émilion can each be visited on a day trip for yet more beauty, history and wine-tasting. Alternatively, head to Bordeaux, which can be reached by car in 90 minutes and boasts many museums, art galleries, iconic landmarks and a buzzing restaurant scene.



# Facilities

Wi-Fi/Internet • Villa • Great Value • Watersports • Cots (Cribs) • DVD • Private Pool • Air-Con • Bicycles Provided • Trampoline • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Coffee Machine • Satellite TV • TV • Table Football • Working Fireplace/Woodburner • Heating • High Chair(s) • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (270m2)

### Ground Floor

- Kitchen equipped with a fridge, freezer, oven, hob, dishwasher, kettle, microwave, coffee machine, toaster and island bar with chairs
- Living room with sofas, armchairs, TV and fireplace
- Dining area with a dining table and chairs
- Entertainment room with a table, chairs and pool table
- Bathroom with two showers and a WC

### First Floor

- Bedroom with a double bed, 2 x single beds, air-conditioning and an en-suite bathroom with a bath, shower and WC
- Bedroom with a double bed and air-conditioning
- Bedroom with a double bed
- Bedroom with 3 x single beds
- Bedroom with 2 x single beds
- Bathroom with a bath, shower and WC

## Outside Grounds (1.1 hectares)

- Pool (9m x 4.5m, max depth: 1.3m) with alarm and safety cover
- Pool terrace with sun loungers and umbrellas
- Shaded pergola with two dining tables and chairs
- Garden furniture
- Sun loungers and umbrellas
- Trampoline
- Barbecue
- Parking

## Facilities

- Wi-Fi
- Air-conditioning (in 2 bedrooms only)
- TV
- DVD player
- Table football
- 'Tapbiljart' a Dutch pool table
- Washing machine and dryer
- Iron





# Location & Local Information

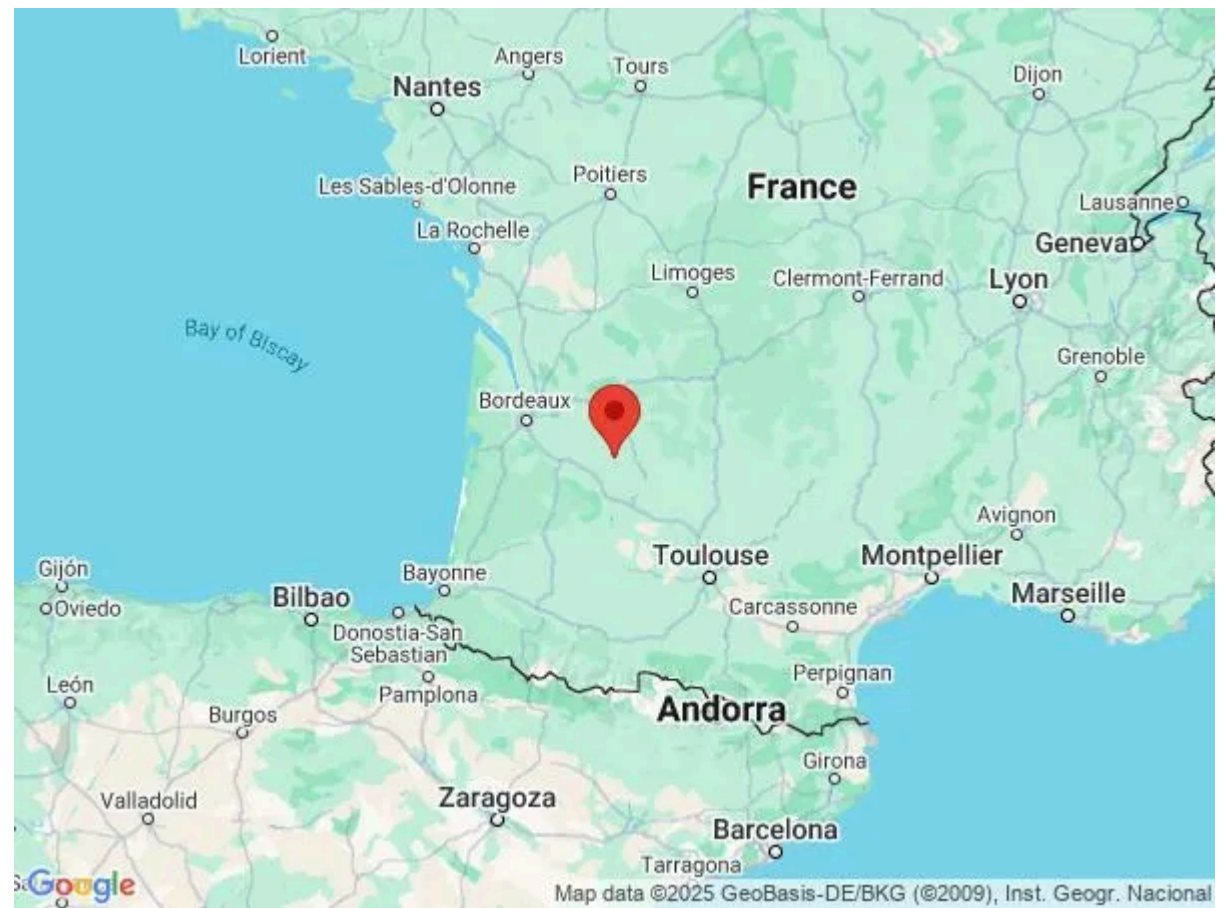
In the Lot department close to the River Lot and Dordogne, Villa Varane looks out to orchards and fields, peppered only by the occasional farm building, making it a superb base for visiting this stunning region in all its beauty.

Local amenities can be found just 5 minutes away by car in the nearby village Saint-Barthélemy-d'Agenais, and include a boulangerie, restaurant and a small grocery store. A larger supermarket is also a 10-minute drive away if you wish to buy ingredients for hearty breakfasts and al-fresco meals back at the villa.

Marmande, located 35 km northwest of Agen and built on the River Garonne, can be reached in just 20 minutes by car. The town offers plenty of walking opportunities through its winding streets and has a couple of pretty architectural sights such as the church of Notre Dame dating back to the 13th century. Just outside the town, you can visit the Lac de Beaupuy which offers a calm atmosphere for a picnic or practice your swing at the Golf de Marmande golf club.

Agen is only an hour's drive away, and lies on the east bank of the River Garonne, offering plenty of great sights and opportunities for a fantastic trip. The town has many nature reserves and verdant parks around, notably Réserve naturelle nationale de la frayère d'Alose, which can be accessed via an old footbridge and boasts splendid riverside views. On a sunny day, walk to Pont-Canal d'Agen bridge and soak up the romantic atmosphere as you watch boats drive past. In the town centre, you can admire fine art in the Musée des Beaux-Arts d'Agen museum, satisfy your retail cravings or tuck into local delicacies in one of the ambient French bistros.

For more hustle and bustle, why not head to the city of Bordeaux, which is renowned worldwide for its fine wines? Only a 90-minute drive separates you from the city's finest museums, art galleries, meandering streets and sights of extraordinary historical elegance. Stroll around the centre to get a feel for the 18th-century grandeur which radiates best from the Grand Théâtre and visit the nearby Place des Quinconces, one of the largest city squares in Europe. Another iconic square is Place de la Bourse, with 18th-century architecture, a fountain and a vast reflecting pool – an inviting spot for people-watching. It would be a pity not to try the local wines whilst in Bordeaux, and luckily you can find characterful wineries, bars and restaurants at every corner!



## What we love

- There are bicycles available at the villa at all times, allowing you to explore the stunning natural landscape and have fun
- This idyllic holiday home has plenty of entertainment options, with a large trampoline in the garden and a pool table inside
- You're just a 90-minute drive away from Bordeaux, the famous hub of this wine-growing region with a buzzing gastro scene
- Some of the Dordogne's most picturesque villages with medieval market squares and charming castles are within easy driving distance

## What you should know...

- Please note that hiring a car is recommended to explore the stunning region comfortably.
- Please note that the property's discrete concierge stays in the nearby gite, which has a private entrance.
- Please note that outside of July and August, extra charges will apply for bookings of more than six people. Please enquire for an accurate quote.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# 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?:** Included up to 150kWh per week. Excess charged extra, payable locally.
- **Linen & towels included?:** Extra €12.50 per person, payable to Oliver's Travels at the time of balance payment.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note that outside of July and August, extra charges will apply for bookings of more than six people. Please enquire for an accurate quote. When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. €150, payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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.
- **Tax:** French Visitors Tax is included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** 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.