

# Manoir Duchamp

**Region:** Dordogne   **Sleeps:** 14

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## Overview

In a wonderful area in the middle of a bastide town Eymet, Manoir Duchamp is a perfect setting for an unforgettable holiday in the south of the vibrant Dordogne, in southwestern France.

Walk up via the impressive stone steps and proceed into the gorgeous entrance hall. On your right, there are French doors opening up to the impressive kitchen and dining room – a traditional country-style vibe is elevated with sleek appliances, and there are three ovens and seven burners ensuring you can comfortably prepare the most elaborate meals you've ever dreamed of.

When you need to relax horizontally after a great meal, find a snug area just above the kitchen that boasts a sofa and TV, or continue to the glorious drawing room. Special care has been taken to maintain the original and charming patina – note the high ceilings combined with antique furnishings, chandeliers and a pop of pattern that elevate these spaces while creating a welcoming ambience. There are seven bedrooms in total, some with modern en-suite bathrooms – and if you're fast enough, you might get the one featuring a sleek clawfoot bathtub.

To the back of the villa, you'll find a modern swimming pool large enough to accommodate fitness enthusiasts and those who prefer to relax by the edge with a cocktail in hand at the same time. Catch sun rays on the sun beds or the opposite; hide away from the blazing heat underneath the gazebo, offering a splendid view of the idyllic panorama. Additional furniture and seating areas around the beautiful garden ensure guests can find their private spot when needed.

You're just a short stroll away from Eymet's historic centre, lined with medieval streets, which become the home to a bustling market every Thursday morning. Among local amenities are restaurants, wine bars, cafés and pretty shops selling everything from souvenirs to handmade jewellery.

Bergerac is also a short drive away if you're into exploring its historic lanes, visiting the famous Maisons de Vins and dining in some excellent restaurants. Wine lovers can visit some of the local vineyards and châteaux, whilst further afield, you'll find the wine town of Saint-Émilion or charismatic wineries around Bordeaux.

The area is famed also for its historical sites and is within easy reach of all the famous 'Perigord' tourist attractions, including some of the region's most delightful villages along the Dordogne River, not to mention walking, horse-riding and cycling in the pastoral countryside.



## Facilities

Cots (Cribs) • Villa • Table Tennis • Walk to Village • Indoor Games • Private Pool • Games Room • Golf Nearby • Wi-Fi/Internet • Water excursions/Boat trips • Amusement park • Board games • Children's videos/DVDs • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Ground Floor Bed & Bath • TV • Wheelchair Access • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Ground Floor

- Kitchen and dining room equipped with a fridge, freezer, 3 ovens, hob with 7 burners,
- Off-kitchen snug area with sofas and TV
- Study and living room with sofas, armchairs, desk and TV
- Dining room with a dining table and chairs and piano
- Playroom with a TV
- Double bedroom with a king-size bed and en-suite bathroom with a shower and WC

### First Floor

- Bedroom with twin beds
- Bedroom with a French double bed and single bed
- Bedroom with a king-size bed and en-suite bathroom with a shower and WC
- Bedroom with a king-size bed
- Bedroom with a French double bed
- Bedroom with a double bed and en-suite bathroom with a shower and WC
- 2 x bathrooms with baths, showers and WCs

## Outside Grounds

- Heated swimming pool (10m x 3.8m)
- Pool terrace with sun loungers and umbrellas
- Covered terrace with tables and benches
- Garden lounge furniture
- Garden furniture
- Parking

## Facilities

- Wi-Fi
- TV





# Location & Local Information

An attractive location near the Dropt River in southwestern France's Dordogne department makes Manoir Duchamp a fantastic place to immerse in the local culture and explore this lesser-known part of the country.

You're right in the heart of an attractive medieval town Eymet, with a thriving central market square and idyllic location on the banks of the Dropt River. A simple stroll through its pretty streets lined with centuries-old houses will make you feel like you're living in a fairytale. Apart from its Thursday market, there are markets on Tuesdays during the summer months, plus other festivals and celebrations. Many paths running along the Dropt River offer stunning views, and guests are encouraged to explore the parks and scenery on foot or on bicycles. If you're feeling homesick, there's a shop selling British produce in the city centre, while a large supermarket can be found less than a 15-minute walk away.

In addition, there's an array of lovely medieval villages scattered all around the crumbling backcountry, such as Agnac, Miramont-de-Guyenne, Seyches and Lauzun, many of which have charming chateaux, cafés and sleepy streets for wandering around.

Bergerac is only a 30-minute drive away and lies on the Dordogne River, offering a wealth of wholesome opportunities such as boat tours, canoeing and walking. It also has an old town centre, a quay and plenty of boutique shops. Make sure also to visit Maisons de Vins – a historic site and monument that allows you to immerse yourself in the magical world of the renowned "*vin liquoreux*" (sweet white wine). Classified as a town of art and history, it hosts outdoor concerts in summer, while others might want to head to the fascinating National Tobacco Museum.

Another fantastic city nearby is Agen, with an oceanic climate which helps nature to thrive. You can visit one of its nature reserves and parks, such as the Réserve naturelle nationale de la frayère d'Alose, accessed via an old footbridge and boasting splendid riverside views. Alternatively, explore the city and walk to the Pont-Canal d'Agen bridge to soak up the sunshine before sampling the regional cuisine in one of the restaurants nearby.

The vibrant city and the capital of French wine, Bordeaux, can be reached in just 1.5 hours by car. Radiating 18th-century grandeur, it's bursting at its seams with art galleries, winding streets, vibrant city squares and historical landmarks worth lingering for. After your morning coffee and croissant in one of the terraced cafés that spill effortlessly onto the sidewalk, head to the Grand Théâtre and the nearby Place des Quinconces for a dose of old-world charm. The Place de la Bourse is one of the city's many historic city squares and features grand 18th-century architecture, a fountain and a vast reflecting pool that will become the source of your Instagram posts. After a culture-filled day, find a table in one of the cosy bars or enjoy a fine-dining experience – you'll be truly spoilt for choice here.



## Local Amenities

Nearest Airport	Bergerac (25km)
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Nearest Airport 2	Bordeaux (122km)
Nearest Train Station	(25km)
Nearest Town	Eymet (1km)
Nearest City	Agen (72km)
Nearest Restaurant	Small local village (300m)
Nearest Supermarket	Small local village (300m)
Nearest Golf	(19km)
Nearest Tennis	(24km)

## What we love

- A stunning 18th-century authentic manoir set in alluring gardens with a swimming pool and terrace
- The grand interiors are all about warmth, character and authenticity
- Located in a beautiful part of southwest France which remains authentic as well as offering stunning scenery, history and world-renowned food and wine
- You're in the heart of Eymet, with all the amenities, such as restaurants, bars and markets at your doorstep

## What you should know...

- Please note that when wishing to explore the region comfortably, hiring a car for at least a day or two is highly recommended.
- The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs. Please note that the house is surrounded by gravel, which might make it more difficult to manoeuvre.

# Terms & Conditions

- **Security deposit:** £1500 paid to the owner 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.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Cot and highchair available on request. Guests will be required to sign a copy of the owner's rental terms upon booking confirmation. The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs. Please note that the house is surrounded by gravel, which might make it more difficult to manoeuvre.

- **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?:** Outside only.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

- **Minimum stay:** 7 nights. All other durations on request.

- **Pool heating charge?:** Included from approximately May to September, additional charges may apply outside of this period. 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.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open from approximately May to 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.