

# Le Verger

Region: Aquitaine    Sleeps: 8

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## Overview

In a picturesque setting with a garden of fruit trees leading down to a little stream, Le Verger is a wonderful holiday home in the Charente valley, close to idyllic rivers and historic market towns, around 40km from the beautiful city of Angoulême.

Le Verger's welcoming yet discreet owners, who live in the 300-acre estate's château, have created such a delightful place to stay. Step into its travertine-floored hallway and stroll through to the living-dining room with a pleasant mix of antique and modern furnishings. A smart TV with Netflix as well as books and games await for evenings in by the wood-burner or open the pretty French windows to relax on the terrace overlooking the vast garden.

There are four comfortable bedrooms with heating and electric cooling fans, three of which feature super king-size doubles (which can be split into twins if needed) as well as two bathrooms, one of which is en suite. Another favourite spot in the house is the back terrace, reached via the fully-equipped kitchen and utility room, a lovely place for al-fresco meals shaded from the warm summer sun.

The countryside views are glorious looking out towards fields, woodland and hills growing vines and sometimes even sunflowers. Within the half-acre of gardens you will also find the walled swimming pool, accessed via a locked gate for youngsters' safety, where there are poolside loungers and a covered seating area. There is also a diving board as well as inflatables for children to play with. The pool is exclusive to Oliver's Travels guests between 9.00 a.m. and 7.00 p.m., perfect for gorgeous sunny days (the owners may use the pool after 7.00 p.m., but as the pool is set away from the house it should not affect your privacy).

Despite this rural location, a local village with a well-

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stocked shop, pharmacy and restaurant featured in the Michelin Guide and Le Guide de Routard (book ahead) can be found within a 4km drive. By the banks of the Charente, the village is also home to a tranquil étang and a seasonal restaurant overlooking the lake serving delicious local food. A train station here whisks you away to the handsome city of Angoulême in just 15 minutes.

Visit nearby market towns such as Mansle and Aigre, enjoy peaceful riverside walks, look out for summer canoeing and kayaking opportunities and seek out treasures at annual brocantes. Potter around historic villages such as Tusson, Verteuil-sur-Charente and Nanteuil-en-Vallée or spend the day on a river cruise in Cognac, Jarnac, or even in the impressive city of Saintes, just over an hour away by car.

## Facilities

Villa • Ground Floor Bed & Bath • Wi-Fi/Internet • Coffee Machine • Wine Tasting • Cycling • Historical Sites • Walking/Hiking Paths • Great Value • Private Pool • Cots (Cribs) • Rural Location • Board games • Pool Safety Feature • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Pool inflatables • Ideal for Teens • Pets on Request • Smart TV • Heating • Caretaker/Owner on Site • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## House Interiors

- Lounge and dining area with wood-burning fire, TV and dining table (for 8 guests). French doors lead out to terrace
- Kitchen, fully-equipped including dishwasher, oven, microwave, fridge, freezer and Dolce Gusto coffee machine
- Utility room (off kitchen) with sliding windows leading to covered terrace
- Bedroom with super king-size bed (can be split into twin) and French windows leading to rear terrace
- Bedroom with super king-size bed (can be split into twin beds)
- Family bathroom with shower, bidet, sink and WC
- Second WC
- Bedroom with twin beds
- Bedroom with super king-size bed (can be split into twin), French windows leading to garden and en suite bathroom with shower and sink

## Outside Grounds

- Swimming pool (11x5m, depth: 1-3m) with safety gates (and walled) and diving board. Open approximately May to end-September (available for guests' use 9.00 a.m. to 7.00 p.m. only)
- Poolside terrace with covered seating area
- Charcoal barbecue and electric plancha (hot plate)
- Front terrace with table, chairs and parasol
- Covered rear terrace
- Boules pitch
- Garden (over half an acre leading to a stream)
- Parking (up to five cars)
- Bike storage

## Facilities

- Wi-Fi
- Heating
- Ceiling fan (lounge)



- Electric cooling fans (bedrooms)
- Smart TV with Netflix
- Board games and books
- Pool inflatables
- Boules
- Washing machine



## Location & Local Information

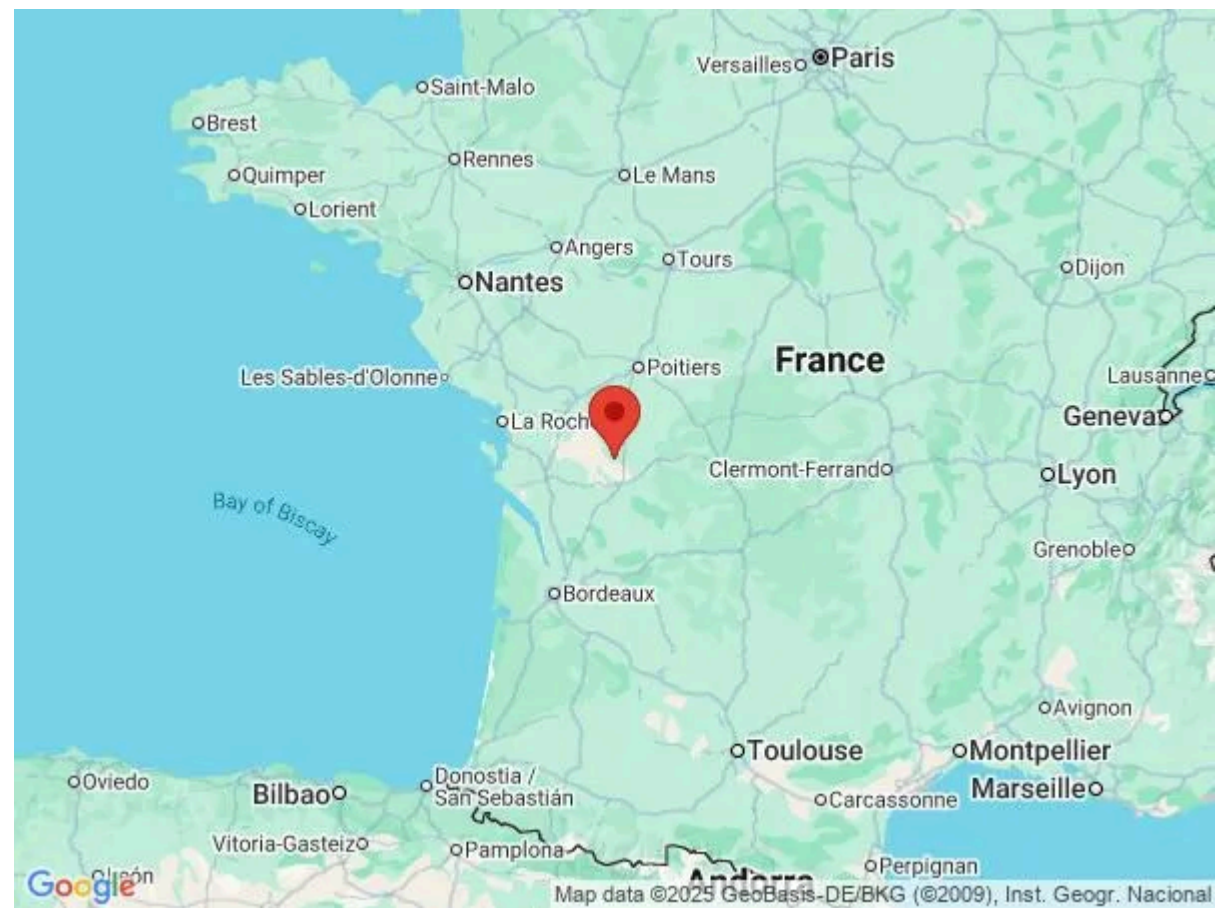
Not far from the banks of the river, Le Verger is in the Charente department of south-western France and enjoys a rural setting within the 300-acre estate of a historic French chateau (where the owners live), reached via a 2km long *chemin*.

A small rural village is 2.5km away whilst another pretty village near the Charente River is just a little further, 4km by car, with a restaurant featured in the Michelin Guide (open Thursday to Sunday, reserve ahead) as well as useful amenities such as a well-stocked shop, petrol station, small railway station and pharmacy. There's also a fishing lake and a lakeside restaurant (seasonal opening days) with live music in the summer.

The medieval village of Tusson (9km) is nearby with its picturesque cafes, restaurants (the owner particularly recommends Tussonaise Wood Fired Pizza Takeaway) and shops as well as an annual *brocante*. Aigre (8.5km) is an attractive small town by the Aume River with lovely riverside walks, whilst Mansle (10km) is another historic market town with a racetrack (late June to August), fishing by the Charente River as well as canoeing and kayaking opportunities in the height of the summer.

This region offers a wealth of glorious walking opportunities through the Charente valley, classified as one of the EU's Natura 2000 nature protection areas. Other highlights of the area include villages such as Verteuil-sur-Charente (21km), home to a riverside restaurant with an ancient mill, and Nanteuil-en-Vallée (34km), with its impressive abbey ruins, classified as a 'village of character'. The town of Ruffec (24km) by the banks of the Liens is also worthy of a visit, especially on market day.

Château de Bayers (17km) can be found in the charming French village of Bayers whilst castle enthusiasts should also visit the amazing Château de La Rochefoucauld (34km) and its wonderful gardens, just north-east of Angoulême.



Angoulême (40km) itself is a fantastic day out for everyone, reached by train from the local railway station in around 15 minutes. In a beautiful setting above the Charente River, there is a wealth of restaurants and cafes in its old town as well as the highly regarded National Comic Strip and Image Centre. The town is also well known for its international classic car race, Le Circuit des Remparts, that takes place in September.

Other great trips include Cognac (47km) and Jarnac (37km), both a must for brandy lovers and a pleasant place for river cruises. Alternatively, venture further west towards the coast whether visiting the oyster farms and waterways south of Marennes-Hiers-Brouage or the family-friendly seaside resort of Royan, both reached in less than a 2-hour drive, perhaps stopping off in historic Saintes (69km) en route.

### Local Amenities

Nearest Airport	Aéroport de Poitiers-Biard (95km)
Nearest Airport 2	Limoges Airport (97km)
Nearest Airport 3	Aéroport La Rochelle/Bordeaux Airport (128km/162km)
Nearest Bar/Pub	Tusson (9km)
Nearest City	Angoulême (40km)
Nearest Golf	Swallow Golf Club (38km)
Nearest Restaurant	Nearby village (4km)
Nearest Shop	Nearby village (4km)
Nearest Supermarket	Outside Aigre (8km)
Nearest Town	Aigre/Mansle (8km/10km)

Nearest Train Station	Local village (4km)
Nearest Village	Small local village (2.5km)

## What we love

- Such an attractive holiday home with a family-friendly layout and lovely terraces
- The gated swimming pool is fantastic and there is so much space across the glorious gardens
- You may be lucky enough to have a view of summer sunflowers in the surrounding fields
- A gorgeous region for cycling and walking, canoeing or kayaking along the river, pottering around local market towns and admiring the natural beauty of the Charente valley
- The handsome and historic city of Angoulême is just a 15 minute train ride from the nearby railway station

## What you should know...

- Le Verger is a charming house that sits in the grounds of a château - the house manager lives in the château, and is always on hand to help
- The swimming pool, set slightly away from the house, is exclusive to Oliver's Travel's guests between 9.00 a.m. and 7.00 p.m. After 7:00p.m. the owners may use it, however due to the pool's location this should not affect your privacy
- If travelling with children, it's worth noting that the lovely garden leads down to a stream
- The track to the house is quite rough - driving slowly it's fine for normal cars, but you may want to consider hiring an SUV or equivalent



# 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.
- **Pets welcome?:** One dog on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. The swimming pool is only available between 9.00 a.m. and 7.00 p.m. (see above for pool opening dates). Please note that after 7.00 p.m. the owners may use the swimming pool (which is located to the side of the house).
- **Changeover day:** Saturday between mid May to beginning of September, otherwise flexible.
- **End of stay cleaning available?:** No. €70, payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean (a mid-stay clean for stays of more than 7 nights is included). 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?:** No.
- **Minimum stay:** 7 nights between mid May to beginning of September or 3 nights at other times.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable locally in cash (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 May to end-September (9.00 a.m. to 7.00 p.m. only - see below). 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.