

# La Grange Des Epinettes

Region: Dordogne    Sleeps: 7

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## Overview

In a peaceful hamlet in northern Dordogne, part of this pretty blue-shuttered barn has been lovingly converted into a beautiful holiday home with its own private swimming pool, wood-fired hot tub and gorgeous garden filled with butterflies and wildlife.

La Grange des Epinettes exudes warmth and character with exposed stone walls, original oak beams and a handmade staircase alongside pretty décor and welcoming furnishings. Dating back to the 19th century, traditional elements remain whilst contemporary features have been added including Smart TV with Netflix and a wireless speaker for your music, alongside an elegant country kitchen and two modern bathrooms. The house sleeps up to seven guests across three inviting bedrooms on the first floor.

Outside, it's idyllic when relaxing on the travertine terrace beside the summer swimming pool, dining al-fresco or sipping a glass of wine in the wood-fired hot tub beneath the clear and starry night sky. The garden is a haven for wildlife from dragonflies, lizards and bats to even the occasional deer – this is such a gorgeous and tranquil spot in the heart of the Périgord-Limousin Natural Regional Park.

It's just over a 5-minute drive to the nearest *boulangerie* and restaurant – the village hosts a charming Tuesday evening market in the summer months. A little further is the historic town of Montbron, close to the Tardoire River for summer canoeing, kayaking and fishing in wonderful surroundings. Admire the waterwheels along the river (and look out for the Michelin starred restaurant, Moulin de la Tardoire) before venturing to La Rochefoucauld (18km) and its magnificent château.



In the other direction, visit the medieval riverside town of Brantôme with its historic abbey and appreciate the grandeur of Château de Bourdeilles, then visit other picture-perfect Dordogne villages and towns such as Saint-Jean-de-Côle, Nontron and Thiviers. Even closer is Grand Étang de St-Estèphe, the perfect spot for a lakeside picnic, nature walk or summer swimming in this beautiful part of south-western France.

## Facilities

Wi-Fi/Internet • Horse Riding • Walking/Hiking Paths • Romantic • Canoeing/Kayaking • Historical Sites • Cycling • Go-Karting • Coffee Machine • Wine Tasting • Fishing • Golf Nearby • DVD • Great Value • Private Pool • Rural Location • Barn • Pool Safety Feature • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Smart TV • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## La Grange Interiors

### Ground Floor

- Open-plan lounge and dining area (43m<sup>2</sup>) with corner sofa, wood burning stove, TV, DVD player and doors leading outside to garden and gravel terrace area
- Kitchen-diner (23m<sup>2</sup>), well-equipped including electric oven, gas hob, microwave, toaster, kettle, coffee machine
- Utility room
- WC and sink

### First Floor

- Master bedroom (23m<sup>2</sup>) with king-size double bed and en suite with shower, sink and WC
- Bedroom (23m<sup>2</sup>) with king-size double bed and single bed
- Bedroom (14.8m<sup>2</sup>) with double bed
- Bathroom with bath, walk-on shower, sink and WC

*Please note that parts of the barn are closed off to guests. The habitable section for guests is on the right-hand side (as you face the barn).*

## Outside Grounds

- Swimming pool (10x4m, depth: 1.5m, with steps) with safety alarm and cover. Open approximately June to October
- Poolside travertine terrace with sun-loungers (x6), side tables (x2) and large parasol
- Garden (0.75 acre, fenced)
- Al-fresco dining area
- Barbecue
- Shaded seating area
- Wood-fired hot tub (logs provided)

*Please note the mezzanine area shown on the photo is not accessible to guests.*

## Facilities

- Wi-Fi
- Heating (electric heaters in the bedroom and kitchen)
- Wood-burning stove
- Smart TV (with Netflix)
- Wireless speaker
- DVD player (and DVDs)
- Board games
- Wood-fired hot tub
- Washing machine





## Location & Local Information

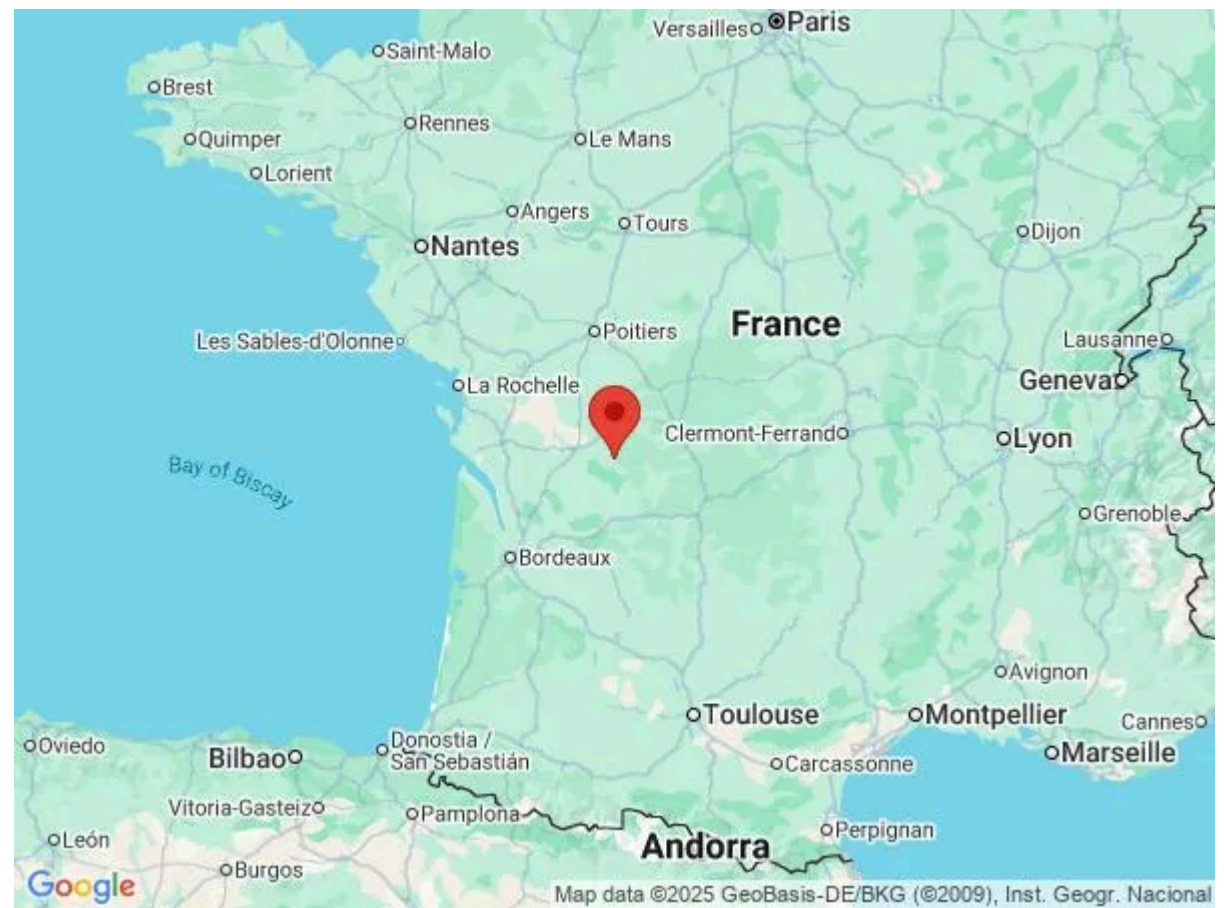
La Grange des Epinettes is located in a peaceful hamlet in northern Dordogne, close to the Charente border. If flying, you can arrive into Limoges Airport just over an hour away (alternatively Bergerac Airport is around a 90-minute drive to the south) or travel by train and take the TGV train service to Angoulême (40km) from Paris or Bordeaux.

In the Parc naturel régional Périgord Limousin, the converted barn enjoys a rural setting with just a handful of other neighbouring houses, a 5km drive to a traditional village with a *boulangerie*, restaurant and summer market on a Tuesday evening. There is a handy grocery store in Javerlhac (6.5km) and larger supermarkets in the local town Montbron (10.5km), where you will also find summer canoeing and fishing along the Tardoire River.

Wine-lovers note that Cave De St Sornin (16km) showcases local wines produced from the historic vineyards of Saint-Sornin. Meanwhile, gastronomes may wish to book a table at the Michelin starred restaurant on the banks of the Tardoire near Montbron. Furthermore, Piégut-Pluviers (12km) hosts one of the region's largest markets on a Wednesday morning selling a wealth of local produce.

There are many fine days out across this region. La Rochefoucauld (24km) is a great highlight with its grand château (with its Leonardo Da Vinci designed staircase) alongside excellent restaurants serving the local speciality, Limousin beef. Between Montbron and La Rochefoucauld, the waterwheels along the Tardoire River are especially beautiful and this region offers a wealth of walking opportunities (including the GR4), cycling, horse-riding and fishing.

Brantôme (40km) is a wonderful medieval town on the Dronne River, also home to the impressive Abbaye de Brantôme. Stroll along the riverside, enjoy a boat cruise and look out for canoeing and kayaking opportunities. Market days are Tuesday and Friday and there are often water jousting tournaments on Friday evenings in the



summer. Perhaps combine your trip with a visit to the magnificent Château de Bourdeilles (46km).

Closer to home, pack a picnic and spend the day by Grand Etang de St-Estèphe (11km) or dine out in its gourmet French restaurant overlooking the lake. The lake itself is idyllic with a beach, supervised swimming at certain times in the summer alongside watersports (paddleboards, kayaks), volleyball, a playground, fishing permits and a small café.

Nontron (19km) is an attractive Dordogne village with a rich arts and crafts heritage, known for its historic knife production whilst Saint-Jean-de-Côle (43km) has been classified as one of France's 'Plus Beaux Villages', close to the Dordogne market town of Thiviers (49km).

You could even venture south to the historic capital of Dordogne, Périgueux (64km) or spend the day in the Charente's handsome city of Angoulême (40km), famed for its annual vintage car race, Le Circuit des Remparts.

Local Amenities

Nearest Airport	Limoges Airport (69km)
Nearest Airport 2	Bergerac Dordogne Périgord Airport (113km)
Nearest Ferry Port	Saint-Malo (464km)
Nearest Train Station	Angoulême TGV (40km)
Nearest Village	Small rural village (5km)
Nearest Restaurant	Local village (5km)
Nearest Shop	Boulangerie in local village (5km)
Nearest Supermarket	Javerlac/Montbron (6.5km/10.5km)
Nearest Town	Montbron (10.5km)

Nearest City	Angoulême (40km)
Nearest Golf	Golf International de la Prèze (17km)

## What we love

- Imagine star-gazing from your wood-fired hot tub on summer evenings
- The peaceful garden is a paradise for wildlife lovers – look out for butterflies, dragonflies, lizards and even bats
- In the heart of the Périgord-Limousin Natural Regional Park, enjoy the beautiful natural landscapes of northern Dordogne, Charente and beyond
- Look out for summer canoeing and kayaking along the river near Montbron and Brantôme
- Pack a picnic and spend the day at Étang de Saint-Estèphe with its lakeside beach, idyllic nature walks and summer swimming

## What you should know...

- Part of this barn has been lovingly renovated to create this welcoming family home - the habitable section for guests is on the right-hand side (as you face the barn). Other parts of the barn are closed off to guests.
- If arriving by train, the TGV service from Paris Montparnasse to Angoulême takes around 2 hours 30 minutes, then pick up a car rental for the 40km drive to your holiday home.

# Terms & Conditions

- **Security deposit:** £500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to 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 once for stays of more than 14 nights.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day may apply. The owners are happy to accommodate up to two well-behaved dogs per booking.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes and mid-stay cleaning for stays of more than 14 nights also 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?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax is included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately June to October. 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.