

# Villa Des Fleurs

**Region:** Dordogne **Sleeps:** 4

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## Overview

Recently constructed in the traditional "en Pierre" style typical of the Dordogne, Villa Des Fleurs is a lovely home-from-home for two couples or a small family. Nestled in lush gardens, this is the perfect escape and a great base for exploring the area.

Set on one floor of a spacious, stone dwelling, the house comprises of an open-plan living and dining space with sofas, armchairs, a TV and a large dining table. This room is bright and airy, with doors on to the gardens and pretty decorative details which have been selected by the owners who use this property themselves. Just next to the living space there is a well-equipped, contemporary kitchen with everything you could possibly need for making a snack or preparing a delicious feast for your family to eat on the terrace.

When you wish to turn in for the night, the bedrooms are just down the corridor. Each of the rooms have double-sized beds and offer cosy linens, armchairs and an en-suite bathroom. With only the leafy garden and farmland surrounding the home, you are sure of a serene night's sleep here.

On top of the fantastic indoor spaces, the garden here is expansive and filled with outdoor living and dining areas. The garden spans 2000m<sup>2</sup>, so you will have an abundance of space for sun bathing, reading your favourite book or dining al-fresco at one of the tables. The focal point of the garden is the inviting swimming pool which is heated for your comfort and has a safety cover too which is great for those with little ones. The garden also boasts a range of fitness equipment, so you do not need to miss out on your regular workout.

Villa Des Fleurs lies in a delightful rural setting where

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guests can access the local countryside. Nature-lovers will be able to play golf, go kayaking, horse-back riding and cycling close to the home and can take walks through ancient forests and rolling hills. This is the perfect place to stay for those looking to get away from it all and make memories with loved ones.

When you wish to shop for groceries, the closest village is just 2.5km away, with many more villages and towns within easy reach of the home where you can visit bustling markets, shops and eateries. Some of the nearby villages include the cobbled, medieval centre of Terrasson (10km away) and the river-side village of Montignac which is famous for its pre-historic caves (10km away). If you are happy to spend a little longer in the car, you should spend a day visiting the enchanting town of Sarlat-la-Canéda (35km away) or discover the delights of the Gallo-Roman town of Périgueux (46km away). There is so much to see and do in the beautiful Dordogne!

## Facilities

Wi-Fi/Internet • Historical Sites • Canoeing/Kayaking • Tennis Nearby • Walking/Hiking Paths • Hairdryer • Coffee Machine • Villa • Washing Machine • Ground Floor Bed & Bath • Fishing • Cots (Cribs) • Private Pool • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (150m2)

- Open plan living and dining room with sofas, armchair, TV and dining room
- Adjoining kitchen with fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, microwave, dishwasher and coffee machine
- 2 x bedrooms each with double-sized beds, walk in wardrobes and an en-suite bathroom with shower, sink and WC
- Laundry room

## Outside Grounds (2000m2)

- Private, heated swimming pool with safety cover
- Landscaped garden with lawns, trees and terraces
- Al-fresco dining tables
- Poolside sun loungers
- Fitness equipment
- Barbecue
- Covered car port

## Facilities

- Wi-Fi
- Central heating
- Flatscreen satellite TV
- Radio
- Washing machine
- Iron and ironing board
- Hairdryers





# Location & Local Information

The home is set in an undulating rural landscape which is typical of the slow-paced, Dordogne region. Surrounding the house there are dense woodlands and open pastures, offering a peaceful setting for a family break.

This area is filled with little villages and hamlets which are dotted around the farmland. The closest village is Le Lardin-Saint-Lazare which is just 2.5km away. Though small, the village is handy to have nearby as there are two bakeries, a pharmacy, a shop, bar and restaurant here. When you wish to pick up some fresh bread in the mornings, you can visit the village rather than driving in to one of the larger towns.

One lovely town you could visit is Terrasson which is 10km away and is an absolutely stunning place to pass a morning. The town is one of two halves divided by the vast river. On one side, you have the more modern shops and restaurants, while the other side is home to the atmospheric old town and the famous gardens, known as the Jardins de l'Imaginaire. The old town is filled with cobbled streets and half-timber homes which are lovely to see as you wander round the shops and enjoy lunch at a local café. If you are here on a Thursday, the town has a brilliant market.

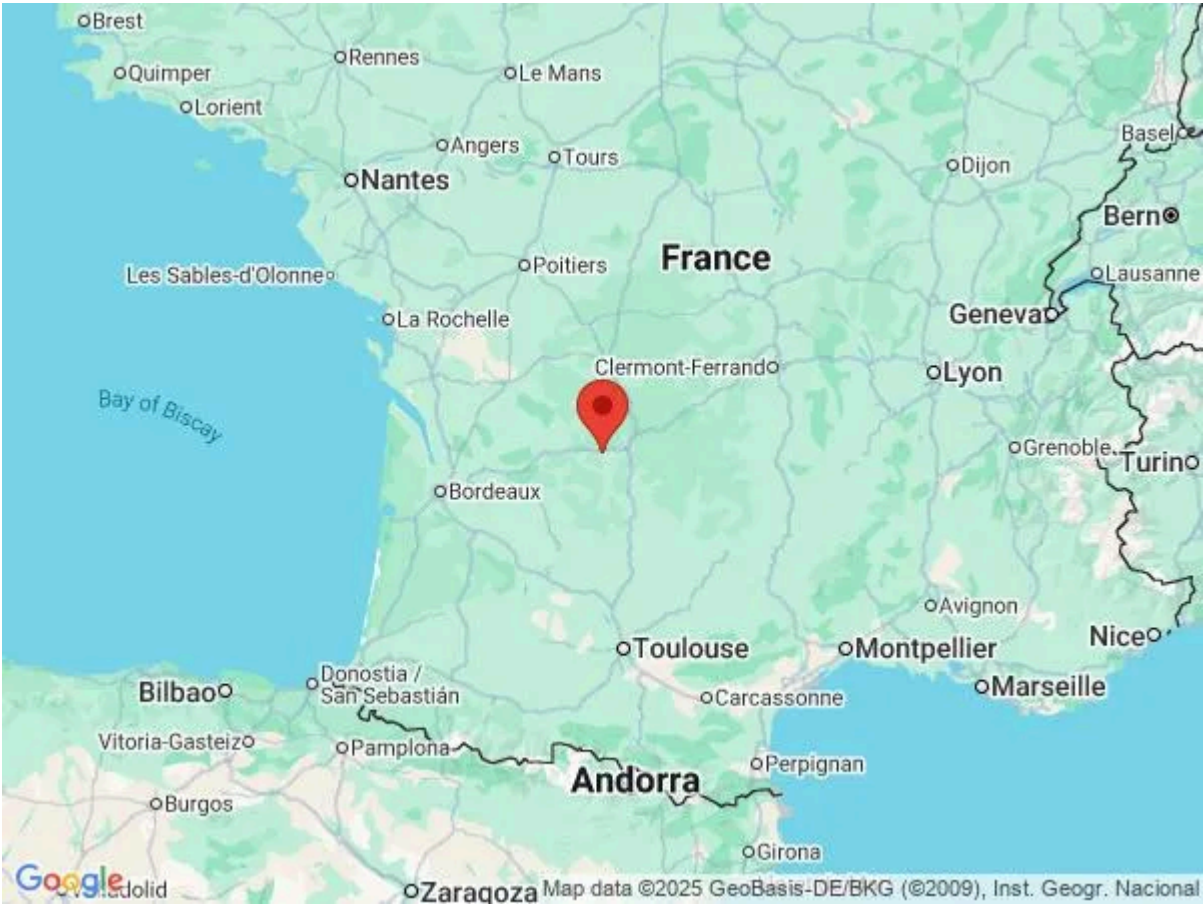
Also, only 10km away is a village called Montignac, a charming village overlooking the pretty Vézère River. The village centre hails mainly from the 14th century and is packed with historic buildings, restaurants and shops. This area has been settled for much longer than this however, as you can see on a visit to the pre-historic Lascaux Caves, here you can also view exhibitions and reproductions of the cave drawings found deep in the cave.

The Dordogne is a wonderful place to visit if you are a foodie or a wine-lover. The area is littered with family-run vineyards, farms growing organic produce and incredible restaurants. One great town you could visit to sample some of the local produce such as goat's cheese, truffles, duck and walnuts is the town of Sarlat-la-Canéda which is known as Sarlat. The town is 35km away from the house and is a picture-postcard town which is typically French. Sarlat offers tiny cafes, country-style pubs and Michelin starred restaurants, meaning there is something to suit everyone's tastes. As well as the gastronomic attractions, the town is packed with art and history; here you can visit the Manoir de Gisson which is home in the style of a castle, the imposing town hall and lots of quaint churches.

In addition to this fantastic range of villages and towns, Villa Des Fleurs is set near to forests, walking routes and the River Vézère where you can enjoy scenic picnics, walks and go kayaking along the river.

## Local Amenities

Nearest Airport	Brive-Souillac (51km)
Nearest Airport 2	Bergerac (89.5km)



Nearest Village	<b>Le Lardin-Saint-Lazare (2.5km)</b>
Nearest Town/City	<b>Terrasson (10km)</b>
Nearest Restaurant	<b>(1.5km)</b>
Nearest Bar/Pub	<b>(2.5km)</b>
Nearest Supermarket	<b>(3km)</b>
Nearest Tennis	<b>Tennis Club Montignac Lascaux (11km)</b>

## What we love

- Sleeping four guests in peaceful, en-suite bedrooms, Villa Des Fleurs is a wonderful choice for a family holiday to the Dordogne.
- The open-plan living space is bright and modern and as it is connected to the kitchen you are able to cook and socialise at the same time.
- Outdoors you can take a dip in the private, heated pool while looking out over the verdant countryside.
- On your doorstep you will have access to scenic walking routes and a number of villages, the closest of which is just 2.5km away.

## What you should know...

- While the villa is not air conditioned, it is built in thick stone in order to keep the building cool naturally.
- Due to the rural setting, a car is essential. There is a covered car park available for guests.
- 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:** €300 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?:** Extra €50 per week, payable at the time of balance payment.
- **Linen & towels included?:** Extra €15 per person, payable at the time of balance payment.
- **Pets welcome?:** Not allowed.
- **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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €150, payable locally. 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 garbage 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. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **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.