

# Maison Celine

**Region:** Aquitaine   **Sleeps:** 12

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## Overview

Dating back to the 13<sup>th</sup> Century, Maison Celine is a fortified stone house set within 17 acres of grounds and woodland. With stunning landscapes of the Lot-et-Garonne all around and beautiful views of the surrounding fields and woods, Maison Celine is a charming home in a picturesque location.

This characterful home is full of original features such as exposed stone walls and wood beamed ceilings and there is a homely warmth throughout. The large drawing room is perfect for a glass of local wine in front of the open fireplace or prepare a meal in the beautiful traditional kitchen which leads to a delightful walled terrace perfect for al-fresco dining.

Upstairs enjoy the glorious high ceilings and views of the rolling valley from the two master bedrooms complete with ensuite bathrooms, alongside two further pretty rooms on the same floor. Outside there's a fifth bedroom beyond the outside terrace, ideal for guests looking for a little privacy. Finally, the unique and historic *Pigeonnier*, which has a vaulted cellar opening up to the poolside terrace, also has the sixth bedroom upstairs with stunning views to remember!

Outside you can appreciate the wonderful countryside setting from the large heated swimming pool or simply enjoy a glass of local wine from one of the terraces as you look out to the cacophony of green fields around you. Enjoy barbecues and memorable meals under the starry night sky before you retire to your lovely abode.

The historic village of Beauville, perched on a rocky outcrop, is just 4km by car and here you can enjoy more amazing vistas of the surrounding valley. In this sleepy region you'll find more picturesque villages such as Laroque-Timbaut and Frespech or head to the medieval town of Agen, famous for its prunes, often steeped in brandy which you can buy in the daily covered market.

This is the Lot-et-Garonne, a region of rolling fields, picturesque rivers and historic villages – a beautiful place for a relaxing and authentic stay in this peaceful part of southern France.

## Facilities

Cots (Cribs) • Table Tennis • Great Value • Watersports • Romantic • Rural Location • Laptop Friendly Workspace • Villa • Wi-Fi/Internet • Wellness • Animal farm • Zoo • Caves/Pre-historic site • Kid-friendly museum • Kid-friendly excursions • Amusement park • Forest park/High-rope course • Private Pool • Pool Safety Feature • Heated Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee





# Interior & Grounds

## House Interior (328m2)

### Ground Floor

- Drawing room with open fire-place and doors opening up to walled terrace
- Kitchen-diner, well equipped including gas hob and electric oven, dishwasher, microwave, fridge, freezer and coffee machine. Doors opening up to walled terrace
- Television/snug room
- Shower room with WC
- Utility room

### First Floor

- 2 x Master bedrooms with ensuite bath/shower rooms
- Twin bedroom with wash basin
- Double bedroom with wash basin

### Separate Annexe

- Double bedroom with shower room and separate WC

### Separate Pigeonnier

- Living room
- Bathroom with bath, shower and WC
- First floor double bedroom with double aspect windows
- Vaulted cellar with outside access to laundry room and pool terrace

## Outside Grounds (17 acres)

- Salt-water heated swimming pool (72m2) with outdoor shower, open approximately May to end of September
- Garden (10000m2) with furniture
- Large, vaulted cellar with summer sofas and table tennis table
- Open and covered terraces
- Sun loungers (8)
- Barbecue
- Parking for 6 cars

## Facilities

- Hi-Fi system/CD player
- Fans (6)



# Location & Local Information

The historic village of Beauville, perched on a rocky outcrop, is just 4km by car and here you can enjoy more amazing vistas of the surrounding valley. In this sleepy region you'll find more picturesque villages such as Laroque-Timbaut (13km) and Frespech (11km) or head to the medieval town of Agen (29km), famous for its prunes, often steeped in brandy which you can buy in the daily covered market.

To the north discover the ancient bastide town of Villeneuve-sur-Lot (29km) on the River Lot whilst keen hikers can then follow the hilly route south to the picturesque hilltop village of Pujols (27km), noted as one of France's *Plus Beaux Villages*. Penne D'Agenais (18km) with its impressive architecture is also worthy of a visit in this beautiful region. Families may love the Parc Walibi amusement park (22km) near Agen or try out Z'animoland (20km) for animals, playgrounds and attractions.

The Lot et Garonne region is just south of the Dordogne which you can visit in just over an hour. Head to the wine city of Bergerac (86km) in ninety minutes by car, stopping off en route in charming villages such as Issigeac (70km). Not forgetting Monpazier (58km) and Monflanquin (49km) both one of France's *Plus Beaux Villages*.

To the east, passing Agen en route, you can discover the timeless appeal of Gascony with idyllic villages such as Fourcès, Mézin and Larressingle just over an hour by car.

## Local Amenities

Nearest Airport	Bergerac/Toulouse-Blagnac (81km/106km)
Nearest Village	Beauville (4km)
Nearest Restaurant	Beauville (4km)
Nearest Supermarket	(13km)



Nearest Town/City	Agen (29km)
Nearest Golf	Golf Club Agen Bon-Encontre (27km)
Nearest Tennis	Dondas Tennis Club (11km)



## What we love

- This beautiful home dates back to the 13th Century and includes a characterful *Pigeonnier* with its own living room and bedroom with stunning views
- It's set high up in 17 acres of private grounds and woodland with glorious vistas all around
- It's just 4km from the historic little village of Beauville, perched on a rocky outcrop with amazing views of the surrounding valley
- If you wish to visit the Dordogne for the day head north towards Bergerac, a 90-minute drive, passing idyllic villages such as Issigeac en route

## What you should know...

- 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.
- The fifth bedroom is in an annexe just beyond the terrace whilst the sixth bedroom is in a charming Pigeonnier just above the swimming pool.
- Stone steps lead down from the main house to the glorious swimming pool. Take care by the lovely decked pool terrace (near the Pigeonnier's cellar doors) as the grass slopes down quite steeply to the nearby forests.
- There are many original features across this home including low beams and ceilings as well as lots of stone and wooden steps, some steep and without a handrail.

# Terms & Conditions

- **Arrival time:** 4.00 p.m. - 6.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

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

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Cot and high chair available on request. Please note that youth groups of ages 21 or under or not permitted. 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?:** Yes, standard changeover clean included. 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.

- **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 prior to the arrival (typically costs £1-£5 per adult per night- please enquire if exact amount is required).

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