

# Maison Des Livres

Region: Rhone-Alpes Sleeps: 12

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## Overview

This is a fun and colourful home within walking distance to a small village just a short drive from the lovely city of Montélimar in the Rhône-Alpes.

Recently refurbished with bright and modern interiors, this family home offers five comfy bedrooms across three storeys and a separate annexe. It's a house full of warmth and character with contemporary furnishings, art adorning the walls and lots of interesting features and designs. The high ceilings bring light and space into this architecturally fascinating home.

The lower level living space spills out to a wonderful terrace where the family can meet to chat, play games and enjoy meals together. The lovely gardens offer space to kick around a ball, let off steam on the trampoline or simply laze in the sun. Cool off in the glorious heated swimming pool before preparing a barbecue in the charming summer kitchen.

After exploring this fascinating region, return to your cheerful home where you can relax in lovely surroundings in this delightful part of southern France.

## Facilities

Watersports • Boat Trips • Cycling • Historical Sites • Private Pool • Ideal for Kids • Fishing • Golf Nearby • Walk to Village • Walking/Hiking Paths • Canoeing/Kayaking • Villa • Horse Riding • Heated Pool • Ideal for Teens • Great Value • Cots (Cribs) • Modern • Ground Floor Bed & Bath • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Dishwasher • Microwave • Satellite TV • Outdoor Games • Animal farm • Working Fireplace/Woodburner • Heating • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Forest park/High-rope course • Trampoline • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## Villa Interior

### Lower Level

- Living area with woodburning stove and doors leading to terraces, garden and swimming pool

### Ground Floor

- Kitchen-diner, well equipped including gas hob and oven, dishwasher, microwave, fridge, freezer and coffee machine
- Double bedroom with balcony
- WC

### First Floor

- 3 x Triple bedrooms with double and single bed
- Bathroom with WC, bath and shower
- Shower room
- WC

### Annexe Interior (separate from main house by a wooden deck)

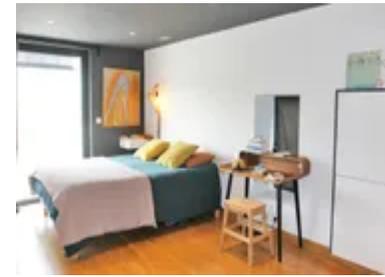
- Double bedroom with mezzanine level above (via steep, open stairs/ladder)
- Shower room and WC

### Outside Grounds (2000m<sup>2</sup>)

- Private heated swimming pool (48m<sup>2</sup>), open approximately May to late September
- Al-fresco dining area seating 12
- Summer kitchen with barbecue
- Open and covered terraces
- 6 sun-loungers
- Trampoline
- Playhouse
- Parking for 4 cars

### Facilities

- Underfloor heating
- Music system/CD player



## Location & Local Information

On the edge of a village, it's only a short stroll to the bakery and a few local shops plus a restaurant open for lunch and sometimes dinner. A larger supermarket can be found in under ten minutes by car or head towards Montélimar (14km) for further town facilities.

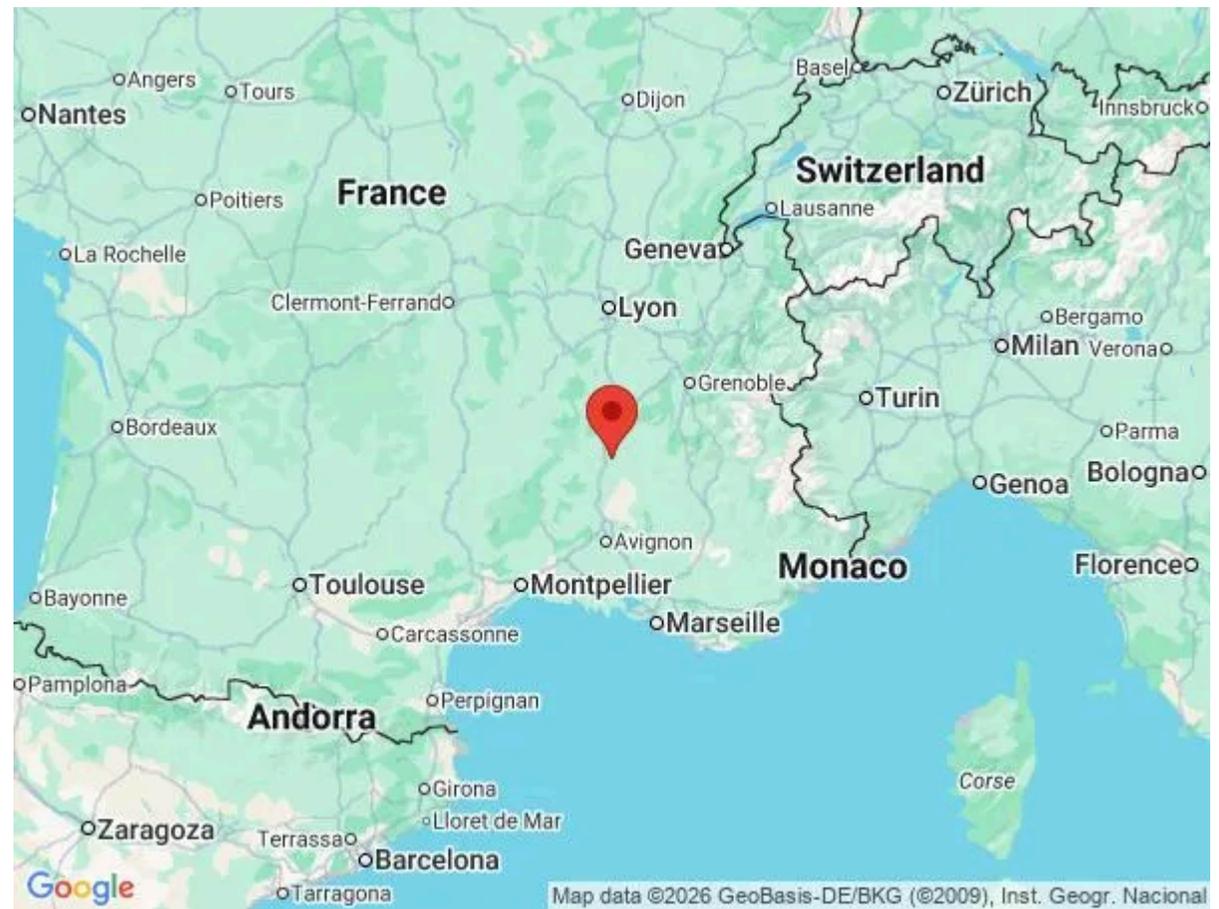
This is the Drôme department part of the Rhône-Alpes region of France, a delightful area which is less discovered but equally as beautiful as neighbouring Provence. You'll come across olive groves, lavender fields and vineyards. Medieval villages are scattered across the countryside with castles, beautiful churches and weekly markets to discover.

The nearest town is Montélimar (14km), famous for its nougat where you can visit the factories and see how it is made. It's a picturesque town where you can admire the grand mansions and little town squares and enjoy a coffee in the attractive tree-lined boulevards. There's also a small animal park in the town's Jardin Public, a pleasant place to stroll around at any time of year.

Further south, Nyons (40km) is surrounded by green hills, orchards and olive groves and is well known for its black olives as well as its historical heritage. Gourmet lovers should also head towards Saint-Paul-Trois-Châteaux (36km), the home of black truffles so renowned in this area. Of course wine-lovers can discover some of the amazing vineyards across this part of the Cote du Rhone wine region. The cathedral cellar at Saint-Restitut makes a particularly interesting stop for wine connoisseurs.

If you wish to explore some nearby cities then drive north to Valence (50km), a listed city of art and history with a beautiful historic centre and some lovely walks along the many canals. Heading south over the border to Provence, Avignon (90km) is also possible within a day trip.

## Local Amenities



Nearest Airport	<b>Lyon/Nimes/Avignon (164km/128km/98km)</b>
Nearest Village	<b>(500m)</b>
Nearest Restaurant	<b>(500m)</b>
Nearest Supermarket	<b>(6km)</b>
Nearest Golf	<b>(9km)</b>
Nearest Town/City	<b>Montélimar (14km)</b>
Nearest Train Station	<b>Montélimar (14km)</b>

## What we love

- This traditional house is full of colour and warmth making it a wonderful holiday home
- There is lots of terrace space where you can relax, drink local wine or catch up with friends
- Nearby Montélimar is the home of nougat and you can visit factories to see how it's made. Don't miss the wonderful sweet museum 'Palais des Bonbons et du Nougat'
- The Drôme department is the land of lavender. You can also discover wonderful olive groves and vineyards; no wonder it's comparable to Provence without the crowds

## What you should know...

- It's a quirky but fun layout with lots of steps inside and out!
- Please note that the air-conditioning is featured in only one of the bedrooms.
- The staircase from the living area up to the ground floor is open on one side.
- The fifth bedroom is separate from the main house and features a steep, mezzanine level under the eaves – see Features for full details.
- A car is needed to explore this fascinating area.
- 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:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** Between 4.00 a.m. and 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. 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 be confirmed once we have checked availability with the owner or their property manager. Please note that youth groups (aged 21 and under) are not permitted to rent this property. Cot and two high chairs available on request. You are permitted to bring one child, up to the age of 4, for free. There is a cot to accommodate this.
- **Changeover day:** Flexible.
- **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?:** Not allowed.
- **Minimum stay:** 2 nights.
- **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 to Oliver's Travels at the time of balance payment (typically costs €1-€10 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.