

# Rosee Du Matin

**Region:** Aquitaine **Sleeps:** 10

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## Overview

On summer evenings, gaze out towards the landscapes of the Lot-et-Garonne as the colours of the sky transform and the swimming pool glistens below, accompanied by good food from nearby markets and local wine.

Rosée Du Matin enjoys a beautiful setting close to the riverside village of Castelmoron-sur-Lot. The owners purchased a derelict farmhouse more than twenty years ago and have taken so much care in its restoration. They live in the main house next door which they also run as a small B&B whilst the former barn, Rosée Du Matin, is now a welcoming 5-bedroom villa with its own private pool and glorious countryside vistas.

It's a lovely gîte whether you are a group of friends or family with four double bedrooms (including one on the ground floor with a four-poster bed) and a twin, each with a modern en suite bathroom with an Italian walk-in shower. The living-dining and kitchen space is all open plan allowing for sociable time together, perhaps making the most of the Smart TV (bring your Disney+ password!).

That said, it's far preferable to relax beneath the pergolas with a glass of chilled wine in hand looking out to the scenery around you. The heated swimming pool is reached via steps, passing the newly planted herbs, and there is such a great sense of space around you. Children can enjoy the owner's play area with a slide, swing and climbing frame. There is also access to the shared sauna and hot tub for the adults. Feed the friendly goats, look out for the sheep and geese and collect eggs from the resident hens.

Pass orchards, farmland, woodland, summer sunflowers and little streams leading to beautiful rivers as you explore the area. The Lot River is just 6km away at Castelmoron-



sur-Lot where there is a summer beach and canoeing/kayaking opportunities. Sainte-Livrade-sur-Lot and Villeneuve-sur-Lot are also worthy of a visit. All three places host delightful weekly market showcasing some of the delicious produce from the region from tomatoes, strawberries, plums and prunes to goat's cheese, *foie gras* and *bœuf blond d'Aquitaine*.

Further afield, head north towards the bastide towns of the Dordogne or take a boat ride from Bergerac. To the south, the handsome historic town of Agen is a wonderful day out or venture to the picture-perfect villages of the Gers with Larressingle, Fourcès and Montréal just over an hour away.

## Facilities

Watersports • Golf Nearby • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Fishing • Wine Tasting • Walking/Hiking Paths • Horse Riding • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Eco Friendly (Sustainable) • Wellness • Villa • Washing Machine • Weddings • Pure France • Bicycles Provided • Table Tennis • Rural Location • Cots (Cribs) • Private Pool • Maid Service Available • Great Value • Pre-Stocked Fridge Available • Theme park • Forest park/High-rope course • Catering Available • Board games • Babysitting Available • Children's books • Swings • Slide • Climbing frame • Pool Safety Feature • Heated Pool • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Stair gates • Plastic crockery • Baby bath • Changing mat • Potty • Pushchair • Ideal for Teens • Pets on Request • Hot Tub • Bottle steriliser • Bottle warmer • <1hr to Airport • Baby monitor • Tumble Dryer • All Bedrooms En-Suite • Night lights • Smart TV • Sauna/Steam • Heating • Caretaker/Owner on Site • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Open-plan lounge, dining and kitchen area
- Bedroom with four-poster queen-size double bed and en suite bathroom with Italian walk-in shower, sink and WC
- Laundry room with washing machine, dryer, WC and sink

### First Floor (some wood beams/sloping ceilings)

- Bedroom with double bed and en suite bathroom with Italian walk-in shower, sink and WC
- Bedroom with double bed and en suite bathroom with Italian walk-in shower, sink and WC
- Bedroom with double bed and en suite bathroom with Italian walk-in shower, sink and WC
- Bedroom with twin beds and en suite bathroom with Italian walk-in shower, sink and WC

*A single bed can be added to one of the double bedrooms (on request)*

## Outside Grounds

- Heated swimming pool (10x5m, depth: 1.4m with play area) with safety cover
- Outdoor terrace and pergola
- Al-fresco dining area and pergola
- Large gas barbecue
- Garden (steps and some terraced levels)
- Herb garden
- Boules
- Bikes (more can be rented)
- Chickens, cats, geese, pony, goat and sheep (within the estate)
- Access to shared jacuzzi/sauna
- Children's play area (swing, climbing frame, play house)
- Private parking



## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart TV with Freeview channels
- Bose portable speaker
- Table tennis
- Children's games and books
- Baby equipment
- Access to shared jacuzzi and sauna
- Access to children's play area
- Washing machine and dryer



# Location & Local Information

Enjoy idyllic countryside views from Rosée Du Matin in the Lot-et-Garonne region of south-western France, 6km from riverside Castelmoron-sur-Lot. If flying to France, arrive via Bergerac, Bordeaux or Toulouse Airports or take the TGV train from Paris Montparnasse to Agen (38km) taking just over 3 hours.

As you discover the landscapes of the Lot-et-Garonne, drive past orchards, sunflower fields, farmland, woodland, little streams and beautiful rivers. Castelmoron-sur-Lot (6km) hosts a delightful market on a Wednesday morning and is home to a couple of restaurants/cafes and a supermarket. There is also a river beach in the summer alongside canoes, pedaloes and motorboats.

There's another lovely market in Sainte-Livrade-sur-Lot (11km) and a good butchers whilst the bastide town of Villeneuve-sur-Lot (21km) has further amenities and an attractive historic centre. From Villeneuve-sur-Lot there is a popular hike all the way up to the hilltop village of Pujols (20km), classified as one of France's official '*Plus Beaux Villages*'.

Other gorgeous places across the Lot-et-Garonne include medieval Penne-d'Agenais (32km) overlooking the banks of the river below, and the market town of Agen (38km), known for its handsome architecture and prunes (best steeped in Armagnac).

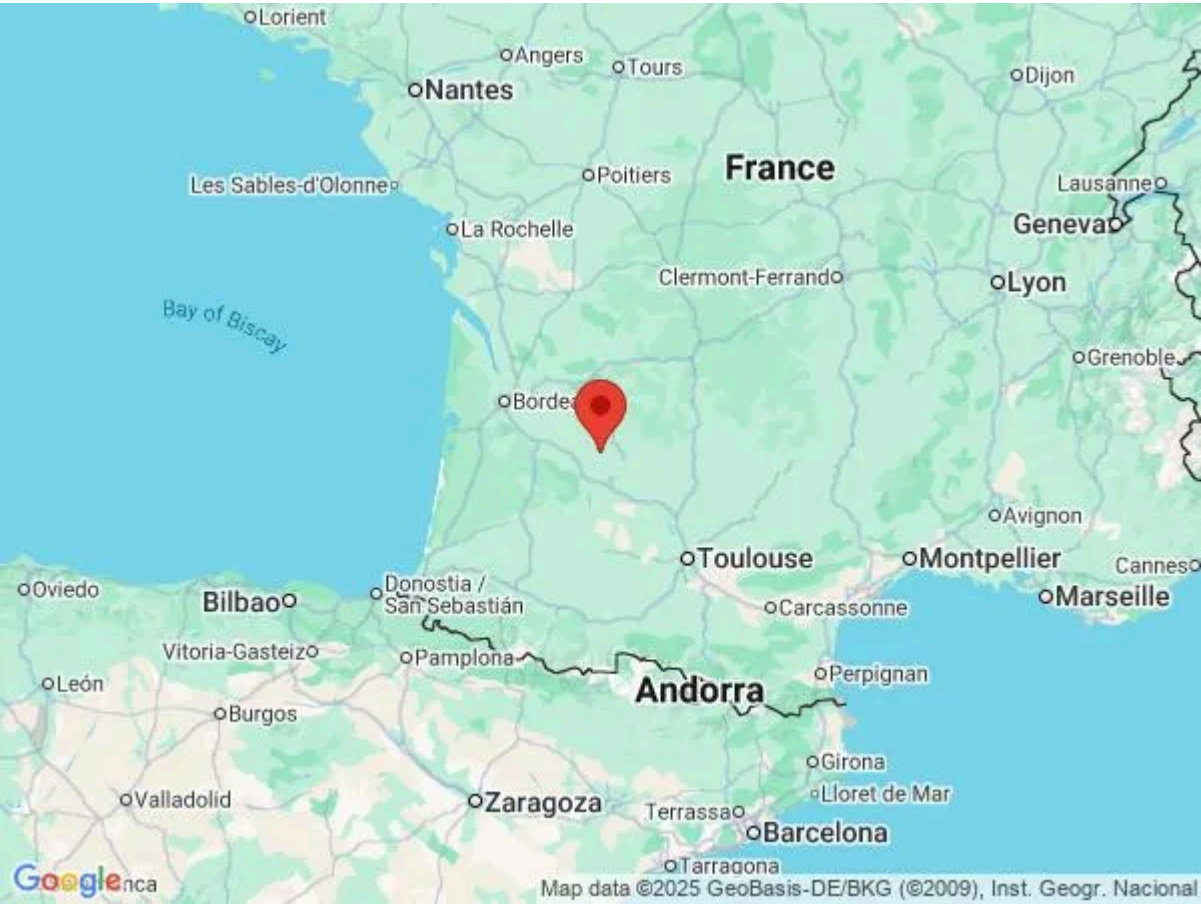
Meanwhile, come across wonderful markets showcasing the fantastic fresh produce of this area (tomatoes from Marmande, plums, prunes, apples and more) and summer night markets where you can enjoy good food and local wine often accompanied by music.

A little further afield, head north towards the Dordogne passing the beautiful bastide towns of Monflanquin (34km) and Monpazier (55km), soak up the ambience of the Sunday morning market in picture-perfect Issigeac (45km) or sail along the Dordogne from the picturesque wine town of Bergerac (60km).

To the south, the undulating landscapes of Gascony await – the trio of pretty Gers villages, Larressingle, Fourcès and Montréal, are all just over an hour away by car.

## Local Amenities

Nearest Airport	<b>Bergerac Dordogne Périgord Airport (55km)</b>
Nearest Airport 2	<b>Bordeaux Airport (125km)</b>
Nearest Golf	<b>Golf Barthe (10km)</b>
Nearest Restaurant	<b>Castelmoron-sur-Lot (6km)</b>



Nearest Shop	Butchers/pharmacy in Castelmoron (6km)
Nearest Supermarket	Outside Castelmoron-sur-Lot (5.5km)
Nearest Tennis	Castelmoron-sur-Lot (6km)
Nearest Town	Villeneuve-sur-Lot (21km)
Nearest Train Station	Tonneins/Agen (18km/39km)
Nearest Village	Castelmoron-sur-Lot (6km)

## What we love

- Enjoy breathtaking countryside views from the outdoor terraces and heated swimming pool
- A lovely place for families with table tennis, children's games and books, plenty of baby equipment, resident goats, geese and chickens as well as a children's play area on site
- Canoe or kayak along the Lot River near Castelmoron-sur-Lot, just 6km away
- Visit wonderful markets and authentic restaurants across local villages and towns
- A great base for venturing north to the Dordogne or south towards the undulating landscapes of the Gers

## What you should know...

- The welcoming owners live on site in the main house which they run as a small B&B. Access to the sauna and indoor jacuzzi is shared with the main house, although there will be no crossover with the B&B guests.
- The owners have dogs, cats, goats, sheep, ducks, chickens and a pony on the estate. The dogs are not free roaming and the goats, sheep, ducks and chickens are in an enclosed paddock. The pony wanders freely, as do the cats, but please do not let them into the house.

# Terms & Conditions

- **Security deposit:** £750 paid via bank transfer to the owner 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and other special events are on request only and subject to prior arrangement with the owner and additional charges/higher deposit. <br> The owners live on site in the main house which they run as a B&B. Access to the sauna and indoor jacuzzi is shared with the main house. <br> A cot and highchair can be requested alongside a baby bath, changing equipment, stroller, baby toys, sterilising equipment, monitors, night lights and baby/child-friendly cutlery.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Standard changeover clean included in the price. 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 (end-June to start-September) or 3 nights at other times.
- **Heating costs included?:** Yes.
- **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 towels included?:** Yes.
- **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.