

# Les Hirondelles

Region: Dordogne Sleeps: 16

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## Overview

Sit back in the outdoor hot tub or perhaps beside the poolside bar as you gaze out towards the beautiful Lot landscapes around you. Not far from the Dordogne border, Les Hirondelles exudes historic character alongside contemporary elegance and is a fine family home for a restful holiday with many superb features.



This stunning house is set within 14 acres and sleeps up to 16 guests with ample space to spread out and truly relax. It was refurbished in 2023 with a brand new extension and cinema room added. Back to the original part of the house, guests can expect traditional design and high standards across the vast lounge with a 80" TV, a gorgeous kitchen-diner and three double bedrooms with super king-size double beds. The master bedroom is especially attractive with its modern en suite bathroom and windows opening out to the terrace with pretty vistas.

Discover two further double bedrooms, each one with an en suite shower room, in the traditional extension, then the striking new ground floor development with an indoor jacuzzi, sauna, cinema lounge and pool table alongside the final two bedrooms, one master en suite double and a unique quad room with four double beds in stylish alcoves.

Les Hirondelles' seamless blend of old and new is certainly impressive, as are the beautiful grounds with a flower-filled garden, the second jacuzzi (this one outdoors), a picture-perfect veranda for tranquil breakfasts, stone statues, a fountain and the idyllic swimming pool overlooking rural scenery. When you'd like a break from the sun, seek shade in the poolside lounge with its sofas, bar, sink and fridge.

The local village, 2.5km away, is tiny yet home to a performing arts centre and an outdoor cinema - it hosts a

much-loved film festival in August! Just a little further, within a 5km drive, are the shops, restaurants and weekly Sunday morning market of characterful Cazals. Discover hiking trails, mountain biking and fishing opportunities nearby alongside summer watersports at Lac Vert, just 10 minutes away by car.

Canoeing or kayaking along the Dordogne River is also a must, perhaps near Domme, one of France's 'Plus Beaux Villages' reached in around half an hour. Experience the Périgord Noir's finest gastronomy in Sarlat-la-Canéda, around 40km by car, and visit some of the region's iconic grand châteaux. Don't miss the Jardins de Marqueyssac, especially in the summer when you can often explore in the coolness of the evening.

Wine-lovers note that some of the world's best Malbecs are produced in Cahors' vineyards, a handsome medieval town half an hour away, also home to Le Pont Valentré, a UNESCO World Heritage site. Another one of France's most popular destinations is the pilgrim's town of Rocamadour, not far from the amazing caves at Gouffre de Padirac, yet another fantastic day out in this wonderful region of France.

## Facilities

Villa • Private Pool • Wine Tasting • Ideal for Kids • Walking/Hiking Paths • Fishing • Air-Con • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Cycling • Boat Trips • Wellness • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Maid Service Available • Pets on Request • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Electric Car Charger • Smart TV • Sauna/Steam • Outdoor Games • Home Cinema • Heating • Zoo • Pre-Stocked Fridge Available • Transfers Available • Water park • Forest park/High-rope course • Board games • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## House Interiors

### *Original House Interiors (sleeps 6 guests)*

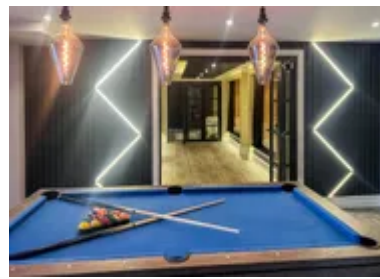
- Living area with fireplace, 80" TV and doors leading to terrace
- Large dining room
- Mezzanine lounge
- Kitchen-diner, well-equipped including dishwasher
- Utility room
- Master bedroom 1 with super king-size double bed, doors opening to terrace with views and en suite bathroom with bath, shower and WC
- Bedroom 2 with super king-size double bed (can be split into twin)
- Bedroom 3 with super king-size double bed (can be split into twin)
- Family bathroom with walk-in shower and WC
- Access to terrace and outdoor jacuzzi
- Access to tower

### *Traditional Extension (sleeps 4 guests, accessed via its own door or via original house)*

- Bedroom 4 with super king-size double bed (can be split into twin) and en suite shower room
- Bedroom 5 (via spiral staircase) with super king-size double bed (can be split into twin) and en suite shower room

### *New Ground Floor Development (sleeps 6 guests)*

- Kitchen, well-equipped including dishwasher
- Master bedroom 6 with super king-size double bed (can be split into twin) and en suite shower room
- Bedroom 7 with four small double beds (each one screened off for privacy)
- Family bathroom with walk-in shower and WC
- Home-cinema lounge and pool table
- Indoor jacuzzi and sauna



## **Outside Grounds**

- Swimming pool (10x5m, depth: 1.2-2m) with electric safety cover. Open approximately May to October
- Poolside sun loungers and dining area
- Pool bar with sink, fridge and shaded lounge
- 6-person jacuzzi
- Barbecue
- Veranda for al-fresco dining
- Garden and 14 acres of grounds (including grazing horses)
- Fountain
- Electric vehicle charger (extra cost)
- Outbuildings (barn and stables used for storage)
- Parking on driveway

## **Facilities**

- Wi-Fi
- Mobile a/c units in every bedroom
- Smart TV with Netflix and Amazon
- Home cinema
- Table tennis
- Pool table
- Board games
- Sauna
- Indoor and outdoor jacuzzi
- EV charger (extra cost)
- Washing machine and dryer

## Location & Local Information

Les Hirondelles is in the Lot department of France, close to the border of Dordogne. This is a fine region of southern France ideal for exploring the beauty of the Dordogne (Domme and La Roque-Gageac are only about half an hour away) alongside Cahors and other gorgeous villages and market towns of the Lot.

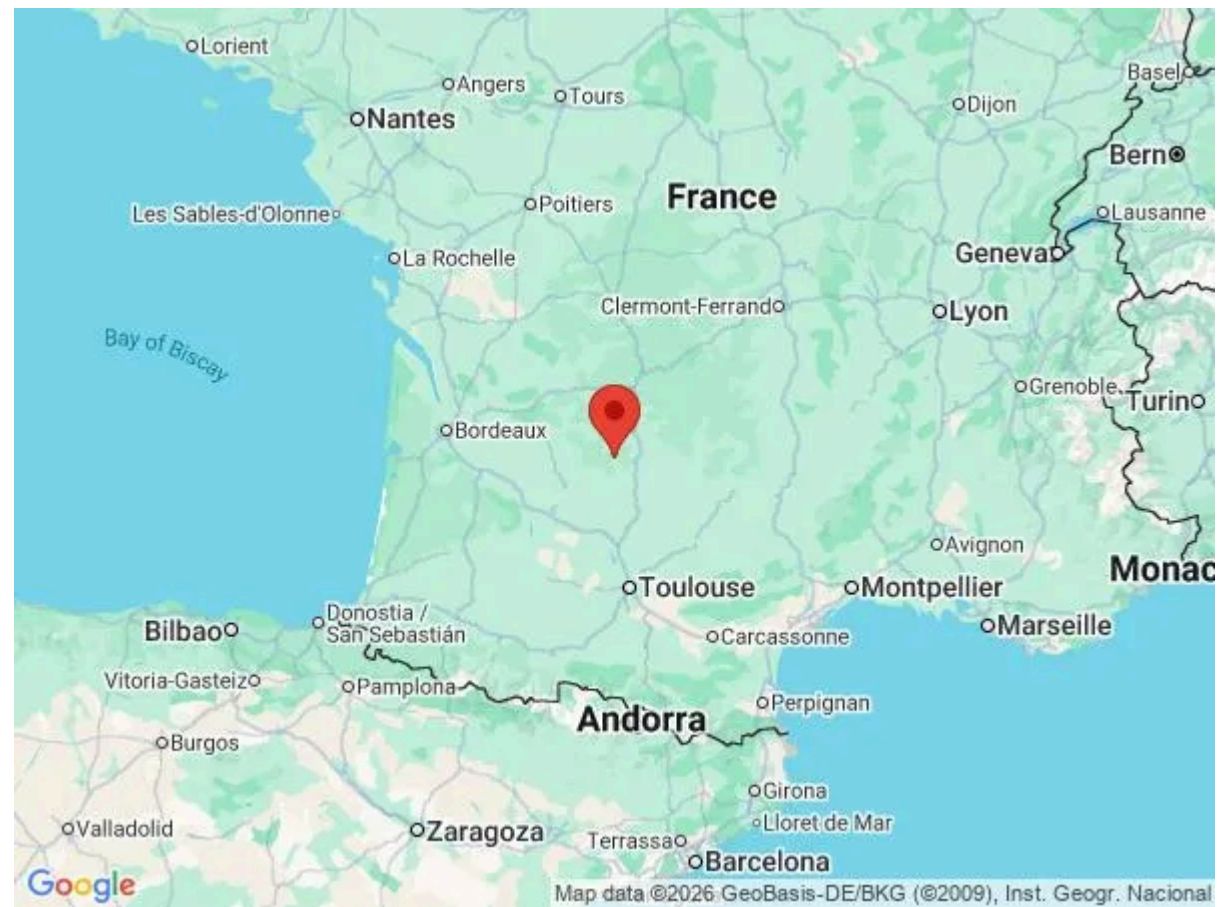
Fly into Bergerac, Brive-Souillac or Toulouse Airport whilst the nearest train station is Cahors (28km) with services from Paris. The local village is 2.5km away, home to a performing arts theatre and an impressive outdoor cinema that hosts a film festival towards the end of August.

There is a small supermarket, other shops (including a bakery), restaurants and a Sunday morning market in Cazals (5km), a good base for hiking trails, mountain biking routes and a fishing lake with picnic areas and pedal boats in the height of the summer. Heading south, Catus' Lac Vert (10km) offers seasonal activities such as canoeing/kayaking, pedal boats and an inflatable waterpark.

Of course, there are further canoeing/kayaking opportunities along the Dordogne River near Domme (28km) alongside summer boat trips from La Roque-Gageac (31km). Some of the region's most iconic French châteaux can be found near the banks of the Dordogne including Château des Milandes (38km) and Château de Beynac (38km) whilst the beautiful Jardins de Marqueyssac are only a 40-minute drive away (look out for night openings in the summer months).

Another must-visit in the Dordogne is Sarlat-la-Canéda (40km), known for its exquisite architecture, atmospheric markets and gastronomic restaurants showcasing the finest cuisine of the Périgord Noir.

Back in the Lot department, venture to the incredible pilgrim's town of Rocamadour (52km) perhaps combined with a trip to the underground caves at the fascinating Gouffre de Padirac (65km). Meanwhile, Saint-Cirq-Lapopie



(55km) is another fine day out, classified as one of France's '*Plus Beaux Villages*' and a place which has attracted artists over the years thanks to its rich heritage and immense charm.

Even closer is the handsome town of Cahors (28km) with its famous bridge, Pont Valentré, a UNESCO World Heritage site. It is such a wonderful town to explore with hidden gardens in its medieval centre, lovely markets, a great restaurant scene and some of the best Malbec-producing vineyards in the world.

## Local Amenities

Nearest Airport	<b>Bergerac Airport (80km)</b>
Nearest Airport 2	<b>Brive-Souillac Airport (82km)</b>
Nearest Airport 3	<b>Toulouse-Blagnac Airport (142km)</b>
Nearest Restaurant	<b>Outside local village (4.5km)</b>
Nearest Shop	<b>Cazals (5km)</b>
Nearest Supermarket	<b>Cazals (5km)</b>
Nearest Town	<b>Gourdon/Cahors (22km/27km)</b>
Nearest Train Station	<b>Cahors (28km)</b>
Nearest Village	<b>Small rural village (2.5km)</b>

## What we love

- A stunning home with an array of wonderful features surrounded by idyllic Lot landscapes
- A fantastic place for family and friends to gather with ample space to spread out and truly relax
- Enjoy breakfast with a view on the charming veranda or gaze at the rural vistas from the shady poolside bar and outdoor lounge
- Impressive features include two hot tubs, a sauna, 80" TV and separate cinema lounge
- Discover great restaurants, a weekly market and even an outdoor cinema across the two nearest villages
- From Domme to Sarlat-la-Canéda, explore some of the Dordogne's finest destinations
- Cahors, Saint-Cirq-Lapopie and Rocamadour are just some of the other highlights of this beautiful part of France

## What you should know...

- There are three separate wings in this house, each with different style bedrooms. Please see the 'Property Layout' section for details.
- Air-conditioning is only featured in the bedrooms, via mobile units.

# Terms & Conditions

- **Security deposit:** £1500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed once for stays of more than 7 nights.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Air-conditioning is only featured in the bedrooms (via mobile units). Electric vehicle charging is available, subject to an extra charge.
- **Changeover day:** Saturday (June to August) or flexible at other times.
- **End of stay cleaning available?:** Yes and mid-stay cleaning for stays of more than 7 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?:** No.
- **Minimum stay:** 7 nights (June to August) or 3 nights at other times.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May 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.