

# Demeure Belle Vue

Region: Midi-Pyrenees Sleeps: 8

## Overview

On a clear day you can gaze as far as the Pyrenees from the south-facing garden overlooking the idyllic Lomagne countryside.

Demeure Belle Vue is perfect for guests seeking authentic French charm, characterful interiors and glorious views in a beautiful corner of southern France. Set within private grounds in a tiny, flower-filled medieval village, the property consists of two historic houses. The main 3-bedroom limestone house features a cosy lounge and dining area opening onto the garden, plus a stylish open-plan kitchen with a breakfast bar and espresso machine. All bedrooms have queen-size beds and en suite facilities; one upstairs room has a wrought-iron bed facing the window and a romantic bathtub positioned to enjoy the sunset views.

The second house, built into the old fortified village walls, offers an inviting lounge, open kitchen and an atmospheric downstairs double bedroom with original stable doors opening to a flower bed at the edge of the village. Outside, the grounds are spread over two levels with a south-facing garden, a pergola for al-fresco dining by the plancha and a corner terrace with an outdoor lounge overlooking the rolling countryside. The owners' thoughtful touches include William Morris linens, high-end Parisian towels and a welcome selection of local wine, biscuits, jam, tea and Nespresso pods.

The surrounding area is steeped in history and rural charm. Within 2km you'll find a village with a restaurant, boulangerie, café-bar, greengrocer and summer night markets, plus a leisure base with open-air pool and mini-golf. Explore nearby villages and market towns such as Beaumont-de-Lomagne, Mauvezin and Saint-Clar, or visit Sarrant, one of France's 'Plus Beaux Villages', just 5km away. Further afield, enjoy the classic Gers landscapes



and vibrant markets of Fleurance and Lectoure, or take a scenic drive to the picturesque villages of Fourcès, Montréal and Larressingle.

## Facilities

Canoeing/Kayaking • Cycling • Sailing • Historical Sites • Wine Tasting • Fishing • Boat Trips • Ideal for Kids • Romantic • Walk to Village • Villa • Walking/Hiking Paths • Horse Riding • Watersports • Pets on Request • Cots (Cribs) • Ideal for Teens • All Bedrooms En-Suite • Ground Floor Bed & Bath • <1hr to Airport • Heritage Collection • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • DVD • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Zoo • Pre-Stocked Fridge Available • Cooking Classes Available • Theme park • Spa Treatments Available • Water park • Board games • Children's videos/DVDs • Bathroom Toiletries • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Larger House Interiors

### Main Floor (some steps)

- Open-plan living room with woodburning stove and windows overlooking the south-facing garden
- Open-plan dining area with table for 10 guests and French doors leading to garden
- Open-plan kitchen with island and breakfast bar, well-equipped including fridge, freezer, oven, microwave, gas hob, hot drawer and Nespresso coffee machine
- Utility room with washing machine, dryer, supplementary freezers and wine fridge
- Bedroom with double bed (160x200cm) and open-plan bathroom with walk-in shower, sink and separate WC
- Guest WC and sink

### First Floor

- Lounge area with TV and board games and study area (separated by a screen)
- Bedroom with double bed (160x200cm), gorgeous views, sitting area, walk-in wardrobe and partially open-plan bathroom with bath, walk-in shower, two sinks, and separate bidet /WC
- Bedroom (sloping ceiling) with double bed (160x200cm) and en suite bathroom with walk-in shower, sink and WC

## Smaller House Interiors

### Main Floor

- Open-plan lounge with armchairs, wood burning stove and dining table
- Open-plan kitchen, well-equipped

### Upstairs (via spiral staircase)

- Mezzanine lounge with sofa and reading corner with 2 child-sized beds (80cm x 180cm)

### Lower Floor (via spiral staircase)

- Bedroom with double bed (160x200cm) and stable door within the village wall opening to a flower bed sloping down to the country lane outside. En suite bathroom with walk-in shower, sink and WC

## Outside Grounds (on two levels)

- South-facing garden with distant mountain views and pergola and dining table for 10 guests
- Separate garden with corner terrace and outdoor lounge
- Plancha-style barbecue

*Watch this space for a small raised splash/plunge pool that the owner is hoping to install for late Spring 2024 – more details to follow.*



**Facilities**

- Wi-Fi
- Log burning stove (and logs)
- Heating
- TV
- DVD player
- DVD library (adults and children)
- Board games
- Baby play pen
- Toiletries
- Hairdryer
- Washing machine and dryer

## Location & Local Information

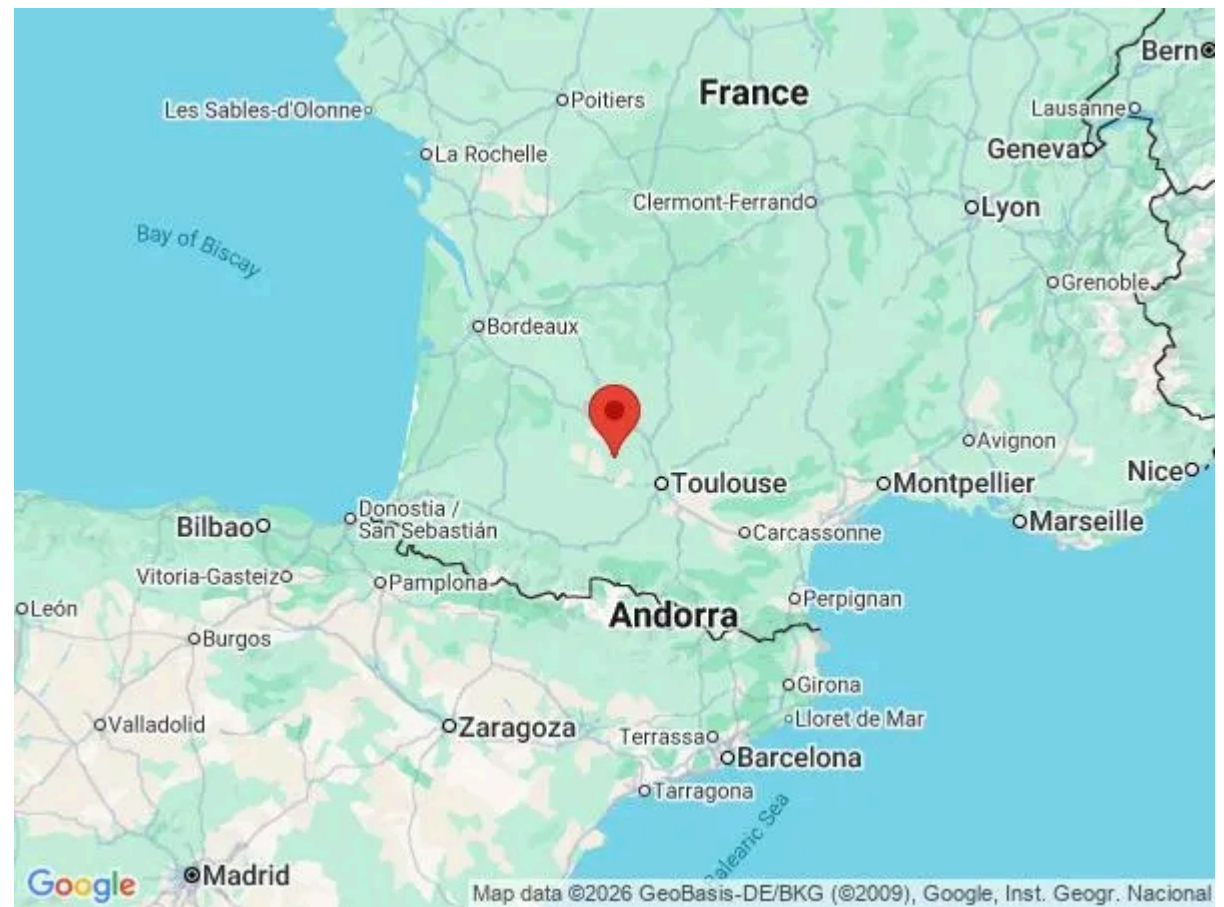
In the Tarn-et-Garonne, very close to the Gers border, Demeure Belle Vue is located within a small rural village around an hour north-west of Toulouse, close to historic market towns and picture-perfect villages of the Lomagne region.

The tiny flower-filled village perched on a limestone rock enjoys beautiful views of the surrounding countryside as far as the Pyrenees on a clear day. Strolling around the wonderfully preserved village is like taking a step back in time as you admire old houses, the village church and *mairie*. Demeure Belle Vue is on the edge of the village – the main south-facing fenced garden is raised above the country road passing below whilst the smaller house features a bedroom with an old stable door that is set within the fortified walls! Visitors have to leave their cars outside and only residents are permitted to drive within the village. Car parking is around 50m from the property.

There is a restaurant, bakery, green grocers, café-bar and characterful main square in another local village just over 2km away. Just outside this village is a seasonal Base de Loisirs with a public swimming pool and water slides alongside mini-golf, ping-pong, trampolines and pétanque, usually open in the height of the summer. Furthermore, if staying in July/August, check to see if there are any *marchés nocturnes* taking place in this village on summer evenings during your stay.

Furthermore, Sarrant, one of France's '*Plus Beaux Villages*', is only 5km away with its rich heritage and half-timbered houses. In the other direction is the bastide town of Beaumont-de-Lomagne (12km), home to restaurants, shops, a large supermarket (on the outskirts) and attractive medieval houses. The wooden market hall dates back to the 14th century and the bustling market takes place on a Saturday morning.

A little further afield, visit the medieval village of Saint-Clar (17km) famed for its white garlic – the weekly market takes place on a Thursday morning beneath the historic market



hall. Mauvezin (11km) is another historic detour with a Monday morning market on its impressive village square whilst further north is Auvillar (38km), yet another one of France's classified '*Plus Beaux Villages*' with a unique 19th century circular market hall and incredible views of the surrounding countryside.

Crossing back over to the Gers department, experience the historic markets of Fleurance (24km) and Lectoure (32km). Look out for delicious regional produce including *foie-gras*, duck, Agen prunes, melons, delicious cheeses, Armagnac, local wine and other seasonal delights.

The trio of idyllic Gers villages, Fourcès, Montréal and Larressingle are just over an hour away whilst the handsome riverside town of Condom (55km) is also worth a visit for its excellent restaurants and beautiful architecture.

Closer to home, activities nearby including hiking (the Chemin de Saint Jacques de Compostelle passes near Fleurance), horse-riding, wine-tasting alongside summer sailing at Lac de Thoux Saint Cricq (17km) and water-skiing near L'Isle-Jourdain (28km).

## Local Amenities

Nearest Airport	<b>Toulouse-Blagnac Airport (48km)</b>
Nearest Airport 2	<b>Tarbes-Lourdes-Pyrénées Airport (125km)</b>
Nearest Airport 3	<b>Carcassonne Airport (154km)</b>
Nearest City	<b>Auch (40km)</b>
Nearest Golf	<b>Golf De Fleurance (28km)</b>
Nearest Restaurant	<b>(2.2km)</b>
Nearest Shop	<b>(2.2km)</b>

Nearest Supermarket	<b>(12km)</b>
Nearest Tennis	<b>Tennis Club Beaumontois (11km)</b>
Nearest Town	<b>Beaumont-de-Lomagne (12km)</b>
Nearest Train Station	<b>Montauban/Toulouse/Agen (48km/55km/61 km)</b>
Nearest Village	<b>In a small rural village (0km)</b>

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## What we love

- Demeure Belle Vue has been part of the village for centuries – one of the houses is even built into the fortified walls
- The south-facing garden and corner terrace look out towards glorious countryside views as far as the Pyrenees on a clear day
- One of the charming bedrooms has a black iron bed perfectly positioned to make the most of the idyllic vista alongside a freestanding bath for romantic sunsets
- It's like a step back in time strolling around the flower-filled village which has been so beautifully preserved
- Discover historic markets at local villages and bastide towns including Beaumont-de-Lomagne, Mauvezin and Saint-Clar (famed for its white garlic)

## What you should know...

- Demeure Belle Vue consists of two separate houses sitting within the same private grounds, one larger 3-bedroom house and a smaller 1-bedroom house – please see the "Property Layout" section for details on the layout.
- Guests need to be able to manage the spiral staircases in the smaller house (photos of this bedroom will follow as it is due to be renovated soon).
- The larger house has a ground floor en suite bedroom (guests do however need to be able to manage a low steps to enter the house).
- A car is recommended to make the most of exploring this beautiful region - there is free parking in the village around 50m from the houses.
- Watch this space for news of a small raised plunge/splash pool that the owners are hoping to install in late Spring 2024 – more details to follow.
- Please note that the property can host 8 adults as well as 2 children (under 12) in the child-sized beds on mezzanine level of smaller house.

# Terms & Conditions

- **Security deposit:** €400 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. to 7.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes (except electric vehicle charging which is an extra cost, payable locally).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per stay will apply (payable locally) alongside an extra €200 collected for the security deposit.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot, highchair and playpen can be requested. Demeure Belle Vue consists of two separate houses sitting within the same private grounds, one larger 3-bedroom house and a smaller 1-bedroom house – please see the "Property Layout" section for details on the layout. Please note that the property can host 8 adults as well as 2 children (under 12) in the child-sized beds on mezzanine level of smaller house.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning:** 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 - please ensure that cigarette butts are collected and disposed of.
- **Minimum stay:** 7 nights (high season), 4 nights (mid-season) or 3 nights (low season).
- **Heating costs included?:** Yes and logs for wood stoves in cooler months.
- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).