

Maison La Truffiere

Region: Dordogne **Sleeps:** 13

Overview

Stay in a historic Dordogne village house with a pretty outdoor swimming pool, hot tub and gorgeous garden, ideally placed for experiencing the natural beauty, cuisine and excellent wines of this wonderful part of south-western France.

Step through the pale blue door of this family home and admire the original tiled flooring which leads through to the TV lounge with its pool table and on to the living-dining space with an open fireplace. The contemporary kitchen is brilliantly equipped and the kitchen island is the perfect spot for a glass of local wine as the cook of the family prepares meals using delicious ingredients sourced from local markets.

Maison La Truffière sleeps up to 13 guests across its five bedrooms. There is a double downstairs and four other bedrooms on the first floor for flexible sleeping arrangements alongside one family bathroom, an en suite shower room and a bath in one of the bedrooms. Throughout the home we love the traditional features and sense of character alongside modern amenities including optional air-conditioning.

Sit out in your garden with lovely views of the church, cool off in the swimming pool or indulge in the hot tub. There is a little children's play area and a charming open barn for al-fresco dining and lounging. It really is fantastic having so much outdoor space when staying in a village home.

Located in a small village, the bakery and shop are just a few steps away for your morning croissants, fresh bread, pizzas and other essentials. Stock up on local produce at nearby markets in nearby Montpon-Ménéstérol on a Wednesday morning as well as Castillon-la-Bataille, Saint-Seurin-sur-l'Isle and Sainte-Foy-la-Grande on other days



of the week. Wine-lovers will adore visiting the vineyards of the Pomerol, Montravel, Bergerac, Bordeaux and Saint-Émilion wine regions.

A glorious lake is only 4km away with a sandy beach, shady picnic tables and nature walks alongside watersports and supervised swimming in July and August. There are of course plenty of canoeing and kayaking opportunities along the Dordogne and L'Isle Rivers as well as tree-top adventures, majestic castles, fascinating caves and beautiful landscapes for walking, hiking and cycling across the Dordogne, Gironde and beyond.

Facilities

Horse Riding • Cycling • Tennis Nearby • Villa • Historical Sites • Wine Tasting • Walking/Hiking Paths • Washing Machine • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Canoeing/Kayaking • Walk to Village • Great Value • Maid Service Available • Indoor Games • Table Tennis • Cots (Cribs) • Pool/Snooker • Private Pool • Chef/Cook Available • Board games • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Dishwasher • Smart TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Maison Interiors (approx. 250m²)

Ground Floor

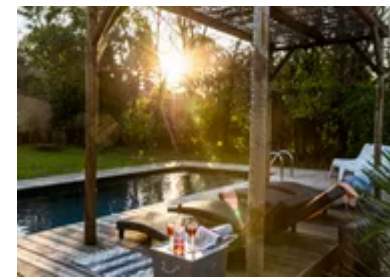
- Living-dining area with open fireplace, small sofa and dining table
- TV lounge and pool table
- Kitchen, fully equipped including breakfast bar
- Small library and play area
- Separate WC
- Bedroom with double bed

Upstairs

- Bedroom (connected to below bedroom) with double bed (or two singles) and bath in the bedroom
- Bedroom (connected to above bedroom) with double bed and en suite shower room
- Bedroom with double bed
- Bedroom with three single beds and one single/double (can be joined as two double beds and one single bed for max 5 guests)
- Bathroom with bath, shower and WC
- WC in hallway

Outside Grounds

- Swimming pool (6x3m, depth: 1.5m) with safety alarm, can be heated on request
- Poolside terrace with sun loungers
- Outdoor hot tub
- Small winter garden with flowers, barbecue and dining table
- Open barn with covered dining table and lounge area
- Children's play area
- Fenced garden/grounds (1000m²)



Location & Local Information

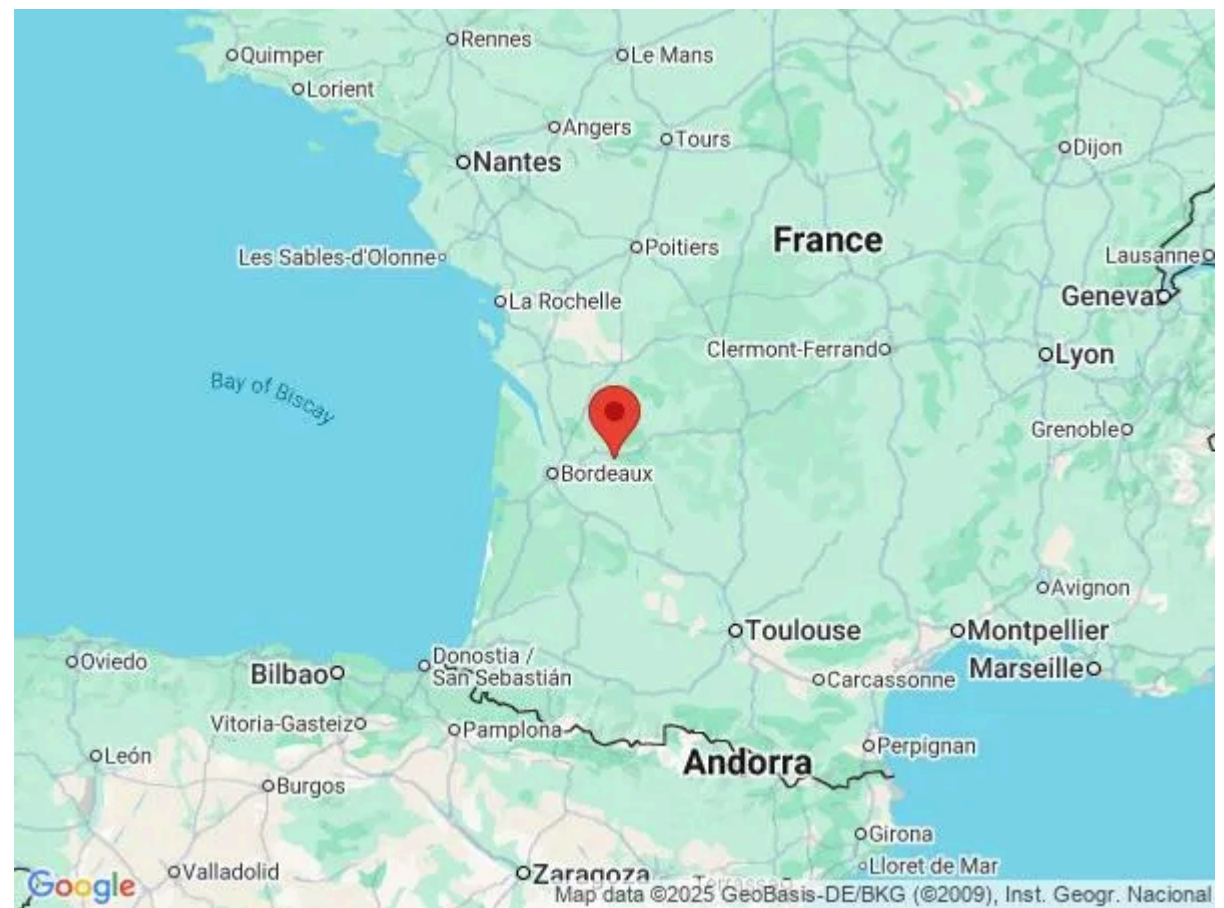
Maison La Truffière is located in a small village in the Dordogne, close to the Gironde border and only a 20-minute drive north of the riverside market town of Sainte-Foy-la-Grande. The nearest airports are Bergerac Dordogne Périgord Airport (40km) and Bordeaux Airport (80km) or if you are arriving via train then Libourne (32km) has TGV arrivals from Paris.

Step out of your front door and the bakery and village shop (closed Monday) selling bread, basic groceries, fruit/veg and pizzas (as well as roast chicken and oysters on a Sunday) is just a stroll away. Meanwhile, the owners will provide you with a list of excellent local restaurants within a short drive and there are good-sized supermarkets on the edge of Montpon-Ménestérol (8km) within 10-minutes. Montpon-Ménestérol's Wednesday morning market is another good way to stock up on delicious produce.

Indeed, food lovers will adore the many atmospheric markets across local Dordogne and Gironde villages and towns including Saint-Seurin-sur-l'Isle (15km) on a Sunday morning, Castillon-la-Bataille (20km) on a Monday morning and the famous Saturday morning market in Sainte-Foy-la-Grande (18km), one of the largest and most beautiful in the region. Not forgetting the vibrant restaurant and food scene in Libourne, Bordeaux and Bergerac and of course endless opportunities for wine-tasting across the Bergerac, Pomerol, Montravel and Bordeaux wine regions.

Furthermore, the vineyards of Saint-Émilion (27km), a UNESCO World Heritage site, are a must-see for wine connoisseurs or just spend time in the hilltop village soaking up its rich heritage as you explore charming medieval lanes, Romanesque architecture and the maze of catacombs.

Closer to home, drive to the sandy lakeside beach around 4km away - stroll around the lake admiring its natural beauty and wildlife, stopping off for a picnic beneath the shady trees. In the height of the summer there are paddle-



boarding and canoeing opportunities on the lake as well as supervised swimming.

Discover more canoeing and kayaking along the Dordogne near Sainte-Foy-la-Grande or along L'Isle River near Montpon-Ménestérol. Families will love the tree-top adventures at AccroZarbres, around half an hour away, whilst there are many wonderful cycling, walking and hiking trails across the Dordogne, Gironde and beyond.

You could even venture west to the Atlantic coast – the amazing Dune du Pilat (135km) is just under two hours away, the surfing beaches (and gentler watersports lake) around Lacanau (124km) are a similar distance or enjoy oysters and white wine overlooking the beautiful landscapes of Arcachon Bay.

Local Amenities

Nearest Airport	Bergerac Dordogne Périgord Airport (40km)
Nearest Airport 2	Bordeaux Airport (80km)
Nearest Train Station	Gare De Montpon-Ménésterol/Libourne (8km/32km)
Nearest Village	In the village centre (0km)
Nearest Shop	Bakery and tabac-épicerie in the village (Short walk)
Nearest Restaurant	Other local villages/towns (Between 3-8km)
Nearest Supermarket	(9km)
Nearest Town	Montpon-Ménestérol (8km)
Nearest Golf	Golf Club de Saint Méard de Gurçon (12km)
Nearest Tennis	Village tennis court (Just opposite the house)
Nearest Beach	Lakeside beach at Lac de Gurson (4km)

What we love

- Enjoy the church views from the pretty garden with its private pool, hot tub and lovely terraces for al-fresco dining and relaxing
- The interiors are an ideal blend of old and new with original features alongside modern amenities such as Smart TV and optional air-conditioning
- It's lovely to be able to stroll out the local *boulangerie* and village shop
- There is a gorgeous lake only 4km away for nature walks, shady picnics and summer watersports and swimming
- Between Bergerac and Saint-Émilion, this is a brilliant location for visiting atmospheric markets and some of France's famous wine regions

What you should know...

- Air-conditioning and pool heating are available on request at an extra charge – as with all electricity, pay at the end of your stay based on consumption (using the meter readings before and after your stay).
- There are three 'bathrooms' - this includes one en suite shower room, one family bathroom and one bedroom which has a bath in it.
- The village's restaurant-bar is currently closed but there is a great bakery/village shop for essentials and fresh takeaway food (closed Mondays).

Terms & Conditions

- **Security deposit:** €500 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?:** No. Electricity (including air-conditioning and pool heating) will be charged on consumption by meter reading on arrival and departure, paid locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A cot and highchair can be requested. Weddings and stag/hen parties are not allowed. Other celebrations or special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Saturday (July/August) or flexible at other times.
- **End of stay cleaning available?:** No. €170, payable in advance to the owner. This is for a standard changeover clean. 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 (July/August) or 2 nights at other times.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Yes, pool heating is on request and subject to a cost - electricity will be charged on consumption by meter reading on arrival and departure, paid locally. 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 the owners in advance (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.