

# Maison Poutrelles

Region: Aquitaine    Sleeps: 10

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## Overview

Watch morning sunrises and evening sunsets from Maison Poutrelles' glorious garden surrounded by vineyards. This Maison de Maître is set in the sunny Charente-Maritime of south-western France offering seclusion, authenticity and beautiful surroundings, close to the historic market town of Jonzac.

The setting is indeed idyllic – listen to birdsong as you sip your morning coffee on the terrace and hear the sound of owls as you rest at night. Maison Poutrelles sleeps up to 10 guests across the house and garden annexe. Guests can expect high standards alongside traditional features here – relax in the elegant living room overlooking the garden, chill out in the TV lounge with its Smart TV and cook up a wealth of regional delights in the wonderful kitchen, brilliantly equipped including Smeg appliances.

On the first floor there are three pretty bedrooms including the master double with a king-size bed, air-conditioning and en suite bathroom alongside two further double bedrooms. The attic bedroom also features air-conditioning and there is a delightful garden annexe with a king-size bed, en suite, sofa and kitchenette for peaceful breakfasts overlooking the grounds. Back to the main house, the family bathroom features a roll-top bath and there is a family shower room upstairs.

With 3.5 acres of gardens and grounds, spend long summer days outside playing *boules*, football, badminton and other relaxing games followed by delicious lunches next to the summer kitchen with its open fire. Admire apple and fruit trees across the lawns, play table tennis in the open barn, watch kids have fun and make the most of the fantastic indoor swimming pool, reached via sliding doors from the gardens, front and back. As the end of a busy day approaches, walk up to the bench perfectly



positioned to enjoy the romantic sunset, perhaps accompanied by a glass of Pineau des Charentes.

Jonzac is just a 10-minute drive away with its restaurants, shops, historic castle and, on the edge of the town, thermal baths and summer Base de Loisirs. A bustling market takes place three mornings a week, there's a twice-yearly brocante, jazz concerts in July and August and an atmospheric night market on Wednesday evenings when you can enjoy good local food, wine and live music.

Come across local wineries producing wine, Cognac and Pineau des Charentes, cycle or hike past vineyards, farmland and wooded trails and admire the beauty of Lac Bleu de Guizengard. 40km away is the handsome town of Cognac, loved not just for its distilleries but also its historic centre and riverside setting with boat trips and canoeing along the Charente.

Wine and history lovers alike will also appreciate some of France's most famous wine destinations within an hour including Margaux, Saint-Émilion and Bordeaux. You may prefer instead to spend the day by the coast in charming Royan or venture a little further to Île d'Oléron or Île de Ré, two of France's magnificent Atlantic islands for more incredible landscapes and sweeping sandy beaches.

## Facilities

DVD • Villa • Laptop Friendly Workspace • Table Tennis • Tennis Nearby • Cots (Cribs) • Rural Location • Wi-Fi/Internet • Air-Con • Board games • Children's videos/DVDs • Children's books • Trampoline • Private Pool • Pool Safety Feature • Heated Pool • Indoor Pool • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • Ideal for Kids • Tennis rackets • Footballs • Football net • Baby bath • Ideal for Teens • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Ground Floor Bed & Bath • Smart TV • TV • Outdoor Games • Working Fireplace/Woodburner • Fire Pit • Heating • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## Maison Interiors

### Main Floor

- Entrance hall with doors leading to front garden and courtyard garden
- Lounge with sofas
- Dining room with table for 8 guests
- TV lounge with Smart TV (Amazon firestick/Sky TV/giving access to UK terrestrial channels and French channels), working fireplace and doors opening to front terrace
- Kitchen, well-equipped including Smeg appliances (range, gas hobs, fridge-freezer), dishwasher, coffee maker, kettle, toaster, microwave and table and chairs
- Laundry room
- Family bathroom with roll-top bath, sink and WC

### First Floor

- Bedroom 1 with king-size double bed, air-conditioning and en suite bathroom with shower, sink and WC
- Bedroom 2 with king-size double bed
- Bedroom 3 with double bed
- Family bathroom with walk-in shower, sink and WC

### Attic Level

- Loft-style bedroom 4 with queen-size double bed and air-conditioning

## Garden Annexe

- Bedroom 5 with double bed, sofa and side kitchenette with cooker, hob, fridge, dishwasher, kettle, toaster and coffee machine
- Bathroom with shower, sink and WC

## Outside Grounds

- Indoor swimming pool (9x4m, depth: 0.9-1.5m) heated (via heat pump) approximately March to October, with retractable safety cover and reached via three sets of sliding doors opening out to garden
- Poolside lighting (for nighttime use) and sofa/sun-loungers
- Sun loungers (x8), deck chairs (x2) and parasols (x2)
- Outdoor kitchen with open stone fireplace, sink, fridge/freezer, built-in barbecue and al-fresco dining area
- Portable gas and charcoal Weber barbecues
- Separate al-fresco dining terrace
- Outdoor fire pit
- Open barn with table tennis
- Boules pitch
- Portable football goals (5-a-side)
- Badminton/volleyball net
- Other outdoor games (tennis rackets and balls)
- Fruit trees (figs, apples and cherry)
- Secured well (x2)



- Ponds (x2) – usually dry in summer
- Garden and parkland (3.5 acres)



## Location & Local Information

In the countryside of sunny Charente-Maritime in south-west France, Maison Poutrelles is set in beautiful grounds just a short drive south of the small market town of Jonzac (7.5km).

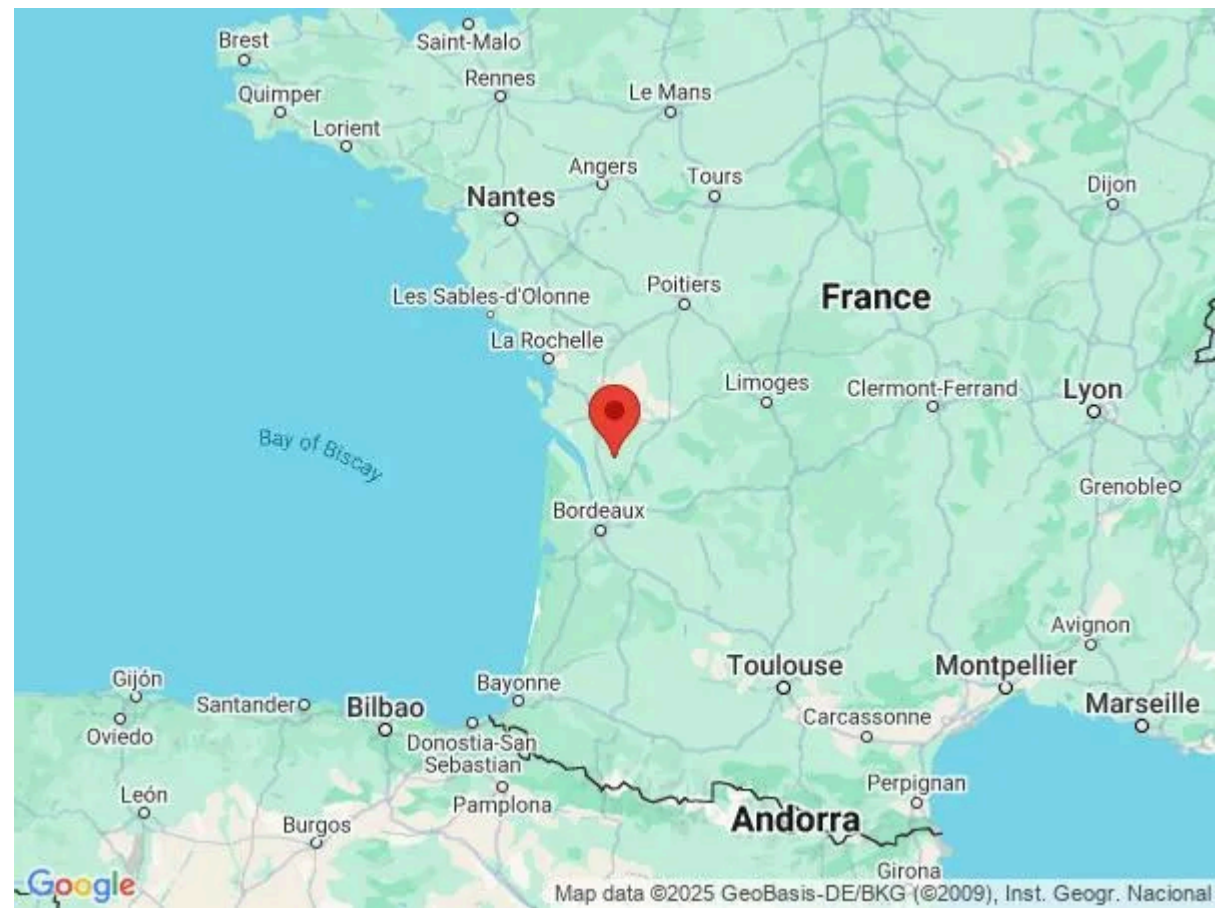
If flying, Bordeaux Airport (87km) is just over an hour away whilst the nearest train station is in Jonzac (change at Bordeaux if arriving from Paris). A pre-booked taxi can take you to Maison Poutrelles but please note that a car is needed to be able to fully explore the region.

Pass vineyards and farmland as you approach the house, situated around 200m off a country road leading to the local village. The small local village (2.2km) is home to a depot de pain, Post Office and Pharmacy and there's a restaurant just 3.5km away. Two large supermarkets, shops and a choice of restaurants can be found in Jonzac.

Jonzac (7.5km) is such a wonderful place to spend time, loved especially for its grand castle and natural thermal baths. The bustling market takes place on a Tuesday, Friday and Saturday morning and look out for the summer market (mid-June to mid-September) on a Wednesday evening where you can enjoy good local food, wine and atmospheric live music. The town also hosts an antiques market (brocante) in June and October as well as jazz concerts in the height of the summer.

Close to Jonzac you can tour vineyards producing wine, cognac and Pineau des Charentes (a local sweet wine) including Cognac Bertrand (10km), dating back to the 18th century. Further afield, wine connoisseurs will also be keen to spend time in some of France's finest wine destinations including Margaux (60km), Saint-Émilion (77km) and Bordeaux (79km).

Of course, Cognac (35km) is also known for its vineyards and distilleries, an attractive historic town by the banks of the Charente – look out for Cognac tasting on the river alongside summer boat trips and canoeing opportunities. Over recent years Cognac has also gained a great



reputation for its gastronomy and there are some excellent restaurants in the historic centre.

Meanwhile, enjoy long walks and cycle rides through the French countryside along vineyard trails and wooded paths. Follow the hiking paths or hire bikes and discover a wealth of wonderful cycling routes around Jonzac and beyond via the "Loopi" app.

This part of south-western France has so many other highlights for a superb day out including the charming seaside town of Royan (65km), the historically significant city of Saintes (48km) and the wonderful Atlantic islands, Île d'Oléron and Île de Ré, both easily reached from the mainland in less than two hours drive drive.

Local Amenities

Nearest Airport	Bordeaux Airport (87km)
Nearest Airport 2	La Rochelle Airport (127km)
Nearest Train Station	Jonzac (8km)
Nearest Village	Small village (2.2km)
Nearest Restaurant	Bar-restaurant in local village (3.5km)
Nearest Supermarket	Jonzac (7.5km)
Nearest Town	Jonzac (7km)
Nearest Golf	Golf Club De Montendre (18km)
Nearest Tennis	Jonzac (9km)
Nearest Beach	Royan (65km)

## What we love

- Surrounded by vineyards, early risers can enjoy their morning coffee as they watch the sun appear
- Set in 3.5 acres of beautiful grounds, the indoor swimming pool is fantastic at any time of year whilst families will also adore the many garden games (football, boules, badminton etc)
- Prepare al-fresco feasts by the open fire in the outdoor kitchen, then retire to the bench with a glass of local wine to admire the idyllic sunset
- Nearby Jonzac hosts three morning markets a week as well an atmospheric Wednesday evening *marché nocturne* in the summer and jazz concerts in July and August
- A fine location for visiting small nearby vineyards producing wine, Cognac and Pineau des Charentes or venture a little further afield to Margaux, Saint-Émilion and Bordeaux

## What you should know...

- Air-conditioning is only featured in two bedrooms (the attic bedroom and the en suite first-floor bedroom). There are also portable fans but the best way to keep the rest of the house cool is to close the shutters during the day.
- One of the bedrooms (and bathrooms) is located in a lovely garden annexe – it features its own kitchenette, ideal for making your own breakfast and simple meals.
- The house is fantastic for families. Do note there are two secured wells within the grounds as well as two ponds (which tend to dry out in the summer).

# Terms & Conditions

- **Security deposit:** €750 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.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes (except winter heating - see below).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A travel cot, highchair and baby bath can be requested. Stag/hen parties, weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges. Weddings are not allowed. Air-conditioning is featured in two bedrooms only (the first-floor en suite bedroom and attic bedroom).
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes and mid-stay cleaning for stays of more than 14 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.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Central heating is charged at €200 per week from November to March, payable locally. An initial supply of logs is also provided in the winter for the TV room fireplace and outdoor kitchen.
- **Pool heating charge?:** Included. The pool is only heated approximately March to October. Heating is via an air source heat pump. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open all year round but only heated approximately March to October (via air source heat pump). 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.