

Maison Roques

Region: Midi-Pyrenees **Sleeps:** 12

Overview

This blue-shuttered farmhouse in the heart of the Gers exudes traditional style with contemporary features and enjoys a private setting amongst the rolling landscapes of hills, historic villages and summer sunflowers.

Having undergone a beautiful renovation, Maison Roques offers impressive living spaces and up to six attractive bedrooms for 6-12 guests wishing to experience the peace and beauty of rural Gascony.

Embrace the region's slow pace of life as you unwind in the living room by the wood-burning stove, then meander into the kitchen-diner with its stylish central island, high-end appliances and lounge corner with a Smart TV and DVD player (Sonos speakers and Starlink Wi-Fi are also available). French windows open to the front and rear terraces for al-fresco dining by the Weber barbecue or a relaxed game of ping-pong with family or friends.

The main part of the house is home to four bedrooms offering flexible sleeping arrangements – there's the first-floor master bedroom with a king-size bed and en suite shower room, another double and a quad children's bedroom sharing a bathroom on the main floor, then a family quad bedroom on the lower floor, again with its own shower room. The higher 12-person rate also includes two double bedrooms in the pool house, reached via steps through the flower-filled garden.

The charming pool house also features a summer kitchen, lounge and outdoor terrace for sunset meals overlooking the heated swimming pool. Across the terraced grounds you can play pétanque and enjoy family games on the field whilst youngsters will adore the play area with a swing and slide. There are many spots for a quiet coffee overlooking the wild flowers or a shady apéritif as evening nears.



Close to a little river, the rural and natural setting is idyllic – you may even see red squirrels, hare, deer and wild boar roaming by. There is a tiny bastide village a short distance away whilst medieval Vic-Fezensac, around 15 minutes by car, is home to restaurants, lovely shops and a wonderful weekly market – seasonal specialities include white garlic, melons, kiwis, foie gras, duck confit and so much more.

Local villages and towns host atmospheric night markets in the height of the summer and see if you can find time to visit the traditional Gers markets of Eauze, Condom, Lectoure and Fleurance.

Fall in love with the trio of '*Plus Beaux Villages*', Larressingle, Montréal and Fourcès, canoe along the river in Beaucaire, discover stunning hiking and walking trails, some following parts of the Santiago de Compostela pilgrimage route, or hire bikes to admire the undulating scenery of verdant countryside, pretty bastides and Armagnac vines.

Facilities

Villa • Table Tennis • Tennis Nearby • Wi-Fi/Internet • Rural Location • Golf Nearby • Indoor Games • Cots (Cribs) • DVD • Bicycles Provided • Catering Available • Board games • Swings • Slide • Private Pool • Pool Safety Feature • Heated Pool • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Main House Interiors (250m²)

Main Floor (via steps to main entrance)

- Living room with sofas, books and wood stove
- Open-plan kitchen, fully-equipped including central island, range cooker with electric ovens, gas hobs, large fridge-freezer with water dispenser, dishwasher, filter coffee maker, juicer, toaster, electric kettle and blender. Access to rear terrace
- Open-plan dining area
- Open-plan lounge area with TV (Netflix, Amazon Prime, Youtube) and DVD player and French doors leading to terraces
- Bedroom with king-size double bed and bathroom with bath (with handheld shower) and WC
- Children's bedroom with two bunk-beds and cot (uses above bathroom)

Upstairs

- Master bedroom with super king-size double bed and open en suite bathroom with walk-in shower, two sinks and WC

Lower Garden Floor

- Family bedroom with super king-size double bed, bunk-bed, garden access and private bathroom with shower and WC
- Separate Pool House (reached via steps through the garden)
- Lounge and kitchen area with Sonos speaker, TV, large fridge, ice-maker, dishwasher, gas hobs, oven and microwave
- Bedroom with queen-size double bed and bathroom with shower and WC
- Bedroom with queen-size double bed (shares above bathroom)

Outside Grounds

- Heated swimming pool (12x6m, depth: approx. 1-3m with Roman steps). Heated approximately late May to end-September (approximate temperature minimum 27C). Poolside area secured via safety gate/locked doors
- Poolside terrace with sun loungers and L-shaped outdoor sofa
- Pool house with summer kitchen (see above) and covered terrace with al-fresco dining area
- Front terrace with outdoor table and chairs, Weber gas barbecue and firepit
- Rear terrace with table, chairs and table tennis
- Upper terrace
- Pétanque court
- Large field (for games/sports etc)
- Children's play area with swings, slides and playhouse
- Grounds with steps, some steep slopes and terraced levels (unenclosed)
- Parking (five cars)
- 3 x family bikes (one child's) to be used at guests' own risk



Location & Local Information

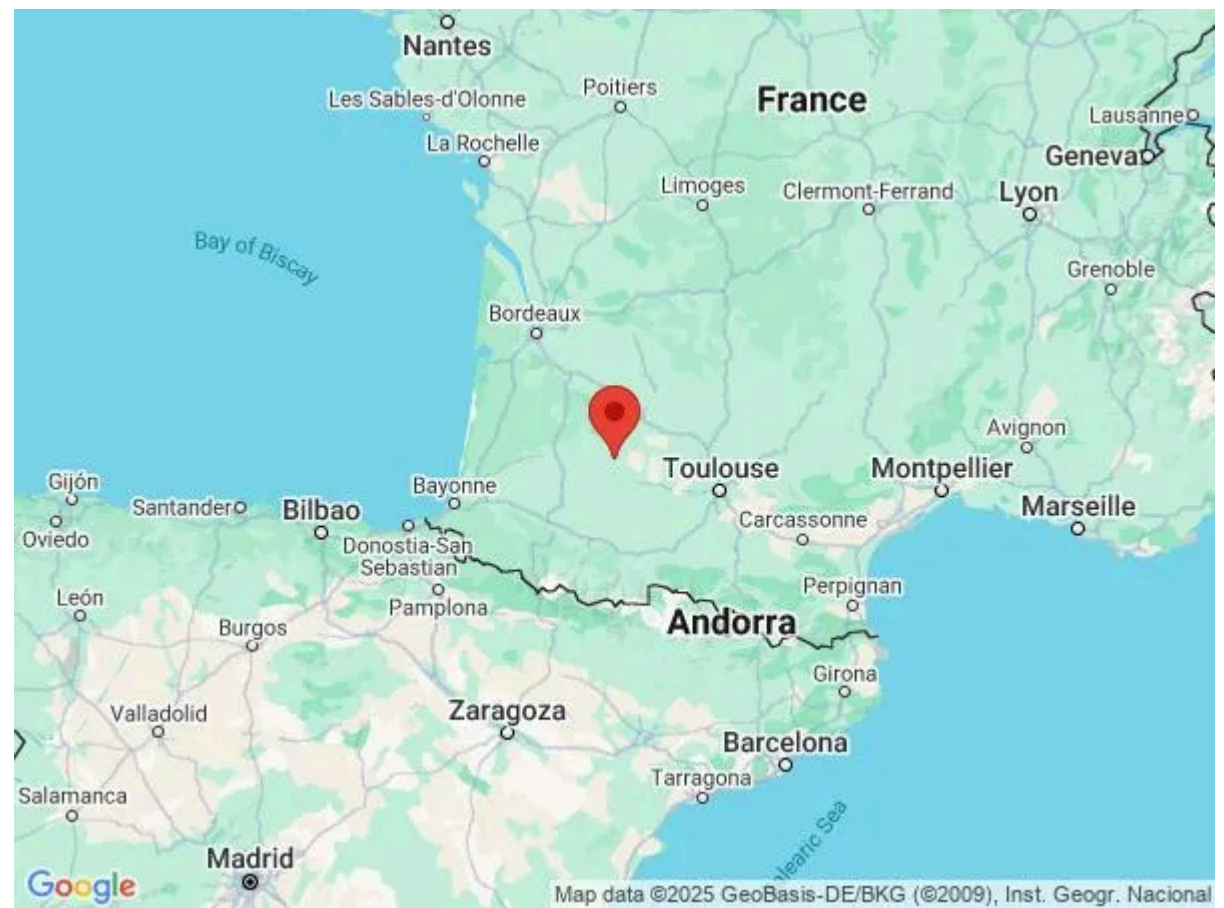
Maison Roques is in a rural setting in the heart of the Gers countryside, a 20-minute drive south of the market town of Condom. The airports in Toulouse, Pau and Tarbes are all around 90 minutes by car or arrive from Paris by TGV into Agen (59km).

Close to a little river, the vast gardens and grounds are wonderful – look out for all sorts of wildlife including hare, red squirrels, deer and even wild boar passing through. There's a tiny bastide village just 1km away whilst Vic-Fezensac (11km) is the nearest small town for a bakery, restaurants and supermarkets – it even has its own bullfighting arena. Soak up the town's authenticity as you purchase regional specialities (*foie gras* and Armagnac, for example), experience the weekly morning market and there is often a weekly summer night market in late July/early August where you can enjoy an array of good French food and live music.

Pass idyllic landscapes of sunflowers and rolling hills as you drive through this beautiful region – it's often referred to as the 'Tuscany of France'. Spend time exploring the trio of '*Plus Beaux Villages*', Larressingle (13km), Montréal (17km) and Fourcès (23km) and discover some wonderful walking and cycling opportunities across the captivating landscapes (some hikes are part of the Santiago de Compostella pilgrimage route).

To the north-east, Condom (18km) is a handsome and historic town by the River Baise – sip Armagnac in a traditional bar, dine out in one of the town's highly regarded restaurants, shop at the Wednesday morning market and take a summer boat trip along the river. There are canoeing opportunities along the Petite Baise near Beaucaire (10km).

Meanwhile, Éauze (17km), Fleurance (38km) and Lectoure (38km) are all picturesque market towns with beautiful historic centres and bustling markets. Marciac (48km) is a must for jazz lovers, especially when the famous Jazz Festival in Marciac takes place in the summer, or venture



to Auch (40km), the historic capital of Gascony.

No matter where you visit, you will be sure to come across excellent restaurants serving traditional Gascon fare, atmospheric weekly markets, summer marchés gourmands and local winemakers waiting to be visited for tours and tastings.

Local Amenities

Nearest Airport	Tarbes–Lourdes–Pyrénées Airport (96km)
Nearest Airport 2	Pau-Pyrenees Airport (100km)
Nearest Airport 3	Toulouse Airport (112km)
Nearest Train Station	Gare d'Auch/Agen (40km/59km)
Nearest Village	Small bastide village (1km)
Nearest Town	Vic-Fezensac (11km)
Nearest Restaurant	Bistro in a nearby village (4.5km)
Nearest Supermarket	Intermarché SUPER (10.5km)
Nearest Golf	Golf d'Eauze Grand Armagnac (19.5km)
Nearest Tennis	Vic-Fezensac Tennis Club (11km)

What we love

- This beautifully renovated farmhouse enjoys a very private setting in the very heart of the Gers countryside
- We adore the vast living spaces with Sonos speakers, Smart TV and an impressive high-end kitchen for stylish entertaining
- The spacious gardens feature various terraces and a wonderful heated swimming pool with its own pool house and summer kitchen
- Families will also appreciate the children's play area, games field, pétanque court and table tennis
- Experience summer night markets in local villages and towns
- Such a perfect location for exploring the idyllic landscapes of Gascony – the famous trio of pretty villages, Larressingle, Montréal and Fourcès, are all easily reached

What you should know...

- There are four bedrooms in the main house and two additional bedrooms in the pool house (reached via steps through the garden). Please see the 'Layout' tab for more details.
- The lower 6-person rate includes the main house only whilst the 12-person rate also includes the two bedrooms in the pool house.
- It's a fantastic house for large families or groups of friends. Guests of all ages need to be able to safely manage the sloping grounds and many steps across the property including the striking spiral staircases (there are no stairgates so youngsters will need supervising).

Terms & Conditions

- **Security deposit:** £300 charged to client's credit card by the owner one month before/upon 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. If permitted, pets must not jump on the sofas. Also, please note the grounds are unenclosed.
- **Other Ts and Cs:** A cot and highchair can be requested. Weddings, stag/hen parties and any special events are not allowed. The 6-person rate includes the main house only whilst the 12-person rate also includes the two bedrooms in the pool house. There are three bikes at the property (including one child's) - guests are welcome to use them but please note this is at your own risk.
- **Changeover day:** Saturday (July/August) or flexible at other times.
- **End of stay cleaning available?:** Yes and mid-stay cleaning for stays of 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.
- **Minimum stay:** 7 nights (July/August), 4 nights (Xmas/NY) and 3 nights at other times.
- **Heating costs included?:** Yes (underfloor heating and two woodburners in winter months).
- **Pool heating charge?:** Included. Pool heating is included approximately May to end-September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax Included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is heated approximately May to end-September. 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.