

# Maison En Bois

**Region:** Dordogne   **Sleeps:** 6

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## Overview

In the heart of the Dordogne, stay in this delightful 3-bedroom holiday home with its very own swimming pool, gym and valley views, ideally located between the pretty villages of Trémolat and Lalinde.

Sleeping up to six guests, Maison En Bois offers bright and modern interiors and three attractive bedrooms. The open-plan living and dining area is comfortably furnished whilst the good-sized kitchen features a good range of appliances including a Nespresso machine and large fridge for stocking up at local markets. There is a double bedroom with an en suite shower room alongside two bedrooms with twin beds (which can be joined as doubles) and a second bathroom with walk-in shower.

Work out in the gym overlooking the surrounding landscapes then cool off in the swimming pool with its stylish decked terrace and sun loungers. There's a lovely spot for al-fresco meals and barbecues to the side of the house beneath the shady tree.

In open grounds, Maison En Bois is set on the edge of a tiny village with a handful of neighbouring dwellings, close to where the Dordogne River loops and only 5km from the charming village of Trémolat with its Michelin starred restaurant.

In the other direction, potter around the restaurants, shops and weekly market in Laline by the banks of the river, just 7.5km away, or continue further to the handsome town of Bergerac around half an hour by car.

As you explore the Périgord Noir and beyond, discover wonderful markets, traditional restaurants and glorious scenery for walking, horse-riding and cycling. Enjoy picnics by the riverside and come across opportunities to canoe or kayak along the Dordogne and Vézère. Not to



mention fascinating caves, grand châteaux and a wealth of family attractions across this captivating region of southwestern France.

## Facilities

Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Horse Riding • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Ground Floor Bed & Bath • Rural Location • Cots (Cribs) • Gym/Fitness Room • Private Pool • Modern • <1hr to Airport • Tumble Dryer • Microwave • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Maison Interiors (100m2)

- Open-plan living room
- Open-plan dining area with small table and chairs
- Open-plan kitchen, well-equipped including electric oven, microwave, fridge/freezer, toaster, filter coffee maker and Nespresso machine,
- Bedroom with double bed and en suite shower room with WC
- Bedroom with twin beds (can be joined as double)
- Bedroom with twin beds (can be joined as double)
- Shower room and WC
- Gym with valley view

## Outside Grounds

- Swimming pool (9x4m)
- Poolside terrace with sun loungers
- Al-fresco dining table and chairs
- Charcoal barbecue



# Location & Local Information

Maison En Bois is located between the pretty Dordogne villages of Lalinde and Trémolat, only half an hour from the handsome riverside town of Bergerac and its international airport.

The house is set in open grounds with neighbouring dwellings less than 400m from the heart of a tiny rural village with pretty traditional houses and a church. The Dordogne River loops close to the village – cross the river in one direction to reach Trémolat (5km) with its Michelin starred restaurant, Le Vieux Logis, then continue towards the Cingle de Tremolat (7km) and follow a walking path for stunning views of the river below.

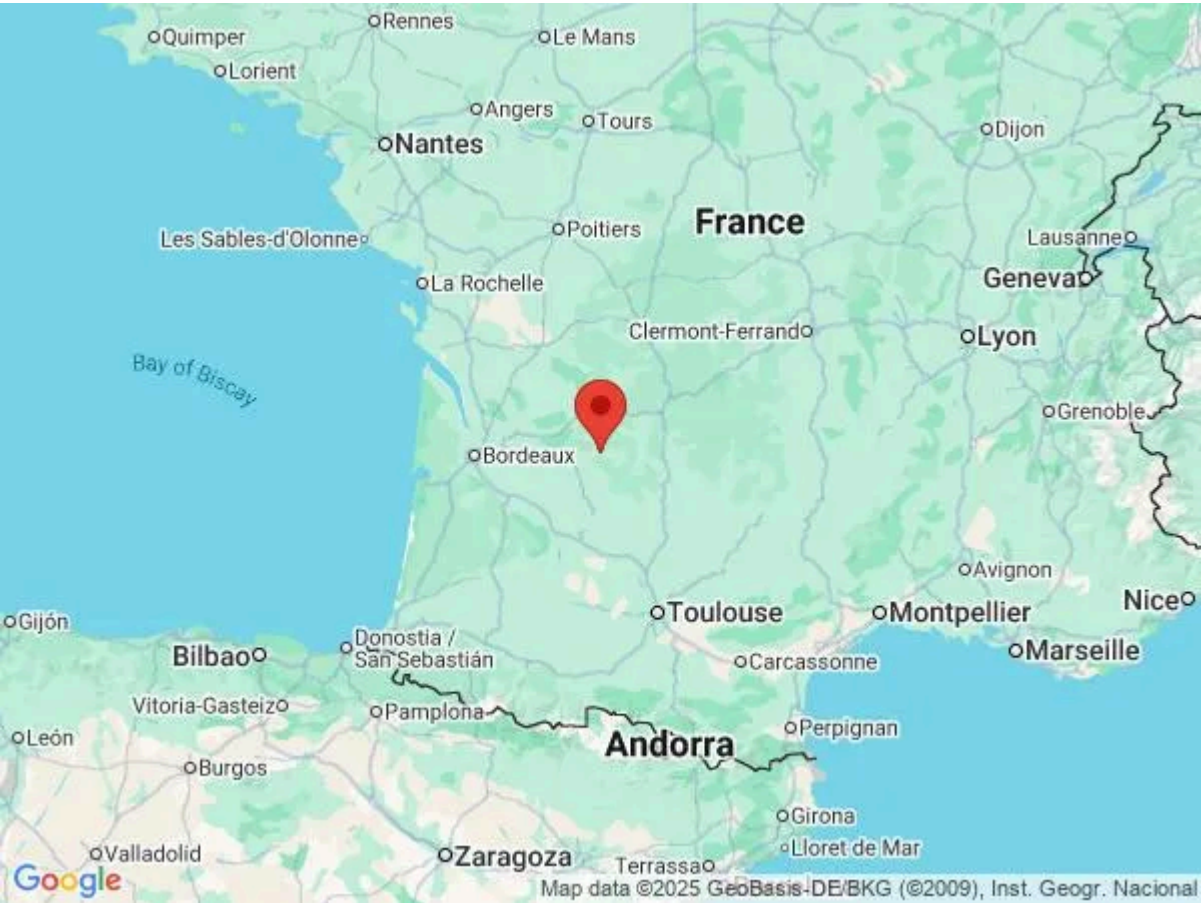
In the other direction is the market town of Lalinde (7.5km) with its picturesque riverside setting, half-timbered houses, stone lanes, weekly market, restaurants and a good-sized supermarket.

Discover canoeing and kayaking opportunities along the Dordogne at various places such as Le Buisson-de-Cadouin (10km) as well as fishing, peaceful walks, cycling routes and hiking trails. There are more river watersports near Limeuil (12km), one of France's 'Plus Beaux Villages', where the Dordogne and Vézère rivers converge.

Indeed, you are well located for visiting the pre-historic sites of the Vézère valley with Les Eyzies (28km) just over half an hour away and the Lascaux IV International Centre for Cave Art (51km) around an hour by car. Slightly closer to home, canoe or kayak along the Vézère from Le Bugue (18km), a bustling market town also home to various family-friendly attractions including the Aquarium Périgord Noir.

## Local Amenities

|                   |                                  |
|-------------------|----------------------------------|
| Nearest Airport   | Bergerac Airport<br>(30km)       |
| Nearest Airport 2 | Brive-Souillac Airport<br>(80km) |





|                       |                                      |
|-----------------------|--------------------------------------|
| Nearest Village       | Small rural village<br>(Within 400m) |
| Nearest Town/City     | Le Bugue/Bergerac<br>(18km/29km)     |
| Nearest Restaurant    | Trémolat/Lalinde<br>(5km/7.5km)      |
| Nearest Supermarket   | Intermarché SUPER Lalinde<br>(8km)   |
| Nearest Train Station | Gare de Trémolat<br>(6km)            |
| Nearest Golf          | Golf Du Château Les Merles<br>(17km) |

## What we love

- Enjoy the valley views as you work out in the villa's gym
- The modern decked poolside terrace is gorgeous overlooking the surrounding landscapes
- Set between Trémolat and Lalinde, this is an ideal location for exploring the Périgord Noir and beyond
- Discover summer riverside beaches for picnics and paddling or make the most of canoeing/kayaking opportunities along the Dordogne

## What you should know...

- This attractive home is set in open grounds with neighbouring dwellings and lovely views of the surrounding landscapes - no pets are allowed.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card 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?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Cot with linen and high chair are available, on request.
- **Changeover day:** Every day except Sunday.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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?:** Not allowed.
- **Other 2:** While passport and flight details are not legally required for entry into this country, the owner of the property has specifically requested that this information be provided in advance. This requirement is part of their internal check-in procedure and is necessary to facilitate your arrival and ensure a smooth start to your stay.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, public liability and any accidental damage caused during their stay. A copy of this policy will be requested by the owner before arrival.
- **Minimum stay:** 4 nights. All other durations on request.
- **Tax:** French Visitors Tax payable on booking confirmation (typically costs €1-€10 per adult per night). Exact cost will depend on number of adults travelling and duration, and will be advised at the time of booking.
- **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.