# Maison Douzains

**Region:** Dordogne **Sleeps:** 6

## Overview

Maison Douzains is a detached, renovated family home set in open countryside, offering extensive views over the surrounding fields. With a large lawned garden and plenty of outdoor space, it provides the perfect setting for a relaxed family holiday. The focal point of the house is its spacious, contemporary kitchen with a dining area that opens directly onto the garden and shaded terrace, ideal for enjoying meals together. A comfortable living room with a feature fireplace ensures a welcoming space to unwind indoors.

The villa sleeps up to seven guests across three air-conditioned bedrooms. On the ground floor, a double bedroom with an additional single bed sits alongside a bathroom, while upstairs you'll find a double and a twin room, served by a family bathroom.

Outside, the property is designed for family fun and relaxation, with a private heated pool, sun terrace with loungers, and a shaded dining area. A converted barn provides entertainment with table tennis and table football. All amenities, shops, and the weekly farmers market can be found in nearby Castillonnès, just a 10-minute drive away, while Bergerac airport is conveniently reached in 30 minutes.



## Facilities

<1hr to Airport • Pure France • Villa • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Fishing • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Ideal for Teens • Heated Pool • Cots (Cribs) • Ground Floor Bed & Bath • BBQ • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Games Room • Tumble Dryer • Dishwasher • Smart TV • Table Football







# Interior & Grounds

**Villa Interiors**

*Ground floor*

- Kitchen/dining room with fireplace, oven, hob, fridge, freezer and dishwasher
- Bathroom with shower, sink, washing machine and dryer
- Guest WC
- Living room with TV
- Bedroom with air-conditioning, double bed and single bed

*First floor*

- Bedroom with air-conditioning and double bed
- Bedroom with air-conditioning and two single beds
- Bathroom with shower, sink and WC

**Outside Grounds**

- Private heated swimming pool (10m x 5m)
- Sun terrace with loungers
- Garden
- Dining terrace
- Barbecue
- Barn with table tennis, table football and petanque

**Facilities**

- WiFi
- Air conditioning
- TV
- Washing machine and dryer
- Fireplace









# Location & Local Information

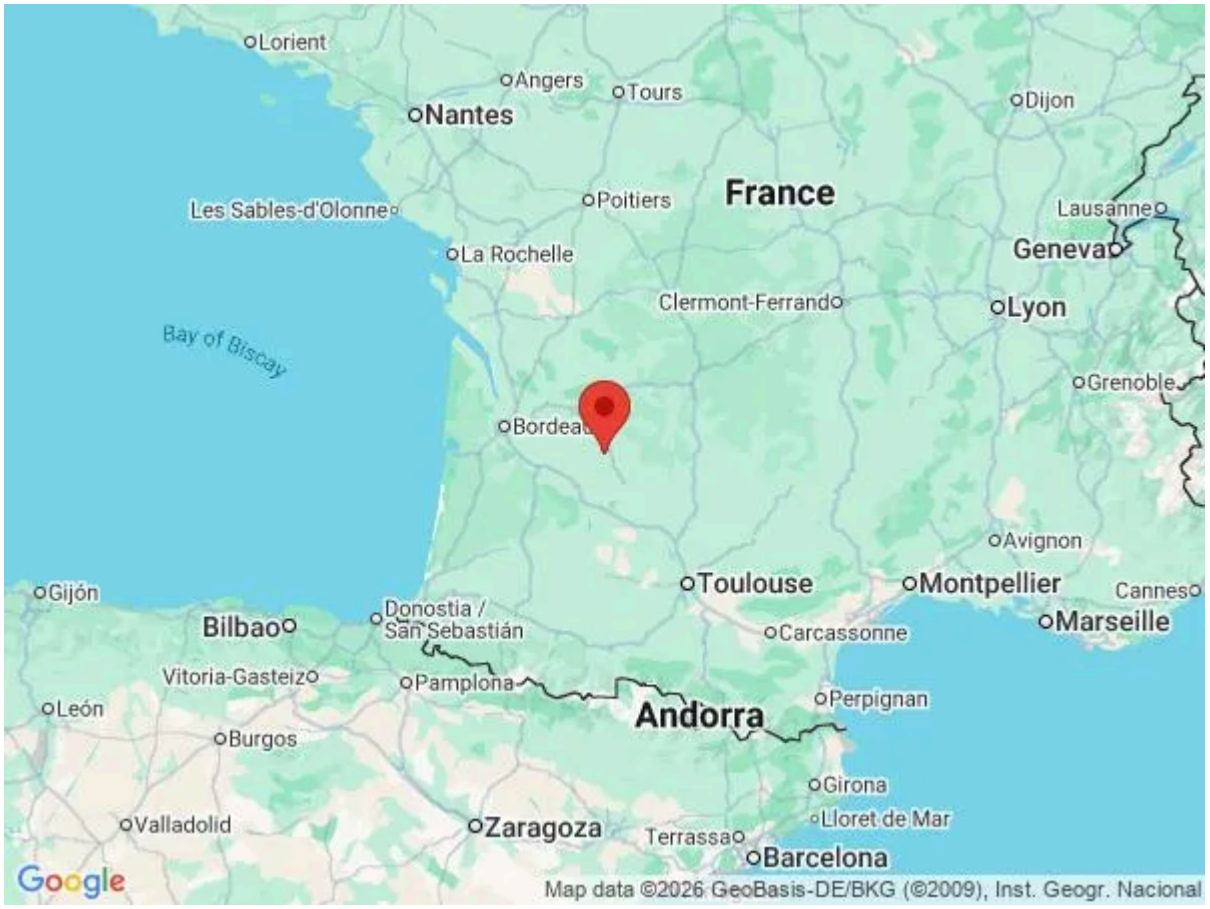
Maison Douzains offers a retreat in the open countryside, just ten minutes from the charming bastide town of Castillonnès. Here, you'll find everything you need for daily life - from two well-stocked supermarkets, traditional bakers, butchers, cafés, and boutiques, to a lively farmers' market and a cinema that often screens films in English.

For days out with the family, the nearby lake in Lougratte is a wonderful spot for swimming, picnics under the trees, or enjoying the small sandy beach, pedalos, and canoes. Children can also enjoy donkey rides in the local village or try horse riding at a nearby school, while tennis courts and golf courses provide activities for all ages. Wine-tasting is another highlight of the region, offering a chance to sample the finest local vintages.

The area is rich in history and culture, with medieval Issigeac and the bastide towns of Eymet, Monflanquin, Miramont-en-Guyenne, Villeréal, and Lauzun all within easy reach, each boasting weekly markets and excellent restaurants. A little further, Bergerac and Villeneuve-sur-Lot offer superb shopping, vibrant markets, and riverside dining, making Maison Douzains a perfect base for exploring this beautiful corner of France.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Bergerac Dordogne Périgord Airport (28km)** |
| Nearest Airport 2 | **Bordeaux Airport (135km)** |
| Nearest Airport 3 | **Brive–Souillac Airport (161km)** |
| Nearest City | **Bordeaux (130km)** |
| Nearest Golf | **Golf de Villeneuve sur Lot (25km)** |
| Nearest Restaurant | **Castillonnès (7km)** |
| Nearest Town | **Bergerac (32km)** |
| Nearest Train Station | **Gare de Bergerac (33km)** |
| Nearest Village | **Castillonnès (6.5km)** |
| Nearest Supermarket | **Castillonnès (7.5km)** |










## What we love

- A private heated swimming pool with sun terrace and loungers, perfect for relaxing or family fun.
- Large lawned garden with shaded dining terrace, ideal for meals and enjoying panoramic countryside views.
- Converted barn with table tennis and table football keeps children and teens happily occupied.
- Only 10 minutes from Castillonnès with shops, cafés, and weekly farmers market.

## What you should know...

- We recommend hiring a car to explore this beautiful area.
- Maison Douzains can accommodate up to seven guests across three bedrooms.
- Air-conditioning is featured in the bedrooms only.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by Oliver's Travels 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.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Standard changeover clean is 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?:** Not allowed.

- **Minimum stay:** 7 nights.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Extra €100 per stay, payable 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 Oliver's Travels at the time of balance payment.

- **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.