Maison Montratier

Region: Midi-Pyrenees **Sleeps:** 8

Overview

When you are gazing at the mesmerising views of the surrounding valleys and hills you'll soon fall in love with the landscapes of the Quercy-Blanc. Hear the distant sound of church bells ringing or birds chirping in this beautiful region where the pace of life is incredibly relaxed.

The kind owners, who live in their own château on the vast estate, have restored Maison Montratier with great love and care, retaining much of its traditional charm alongside modern amenities and beautiful style. The open-plan living room and kitchen-diner has characterful features such as exposed stone work and a log-burning fire as well as elegant furnishings and contemporary fittings. Each of the four bedrooms offer a sanctuary of peace whilst three bathrooms (two en suite) have been handsomely designed.

Spend lazy days by the glistening swimming pool and prepare delicious lunches to serve al-fresco using ingredients picked up from local markets. As evening approaches, enjoy a relaxed game of boules followed by a glass of Malbec from a nearby Cahors vineyards on the charming outdoor terrace, taking in the wonderful vistas around you.

As you explore the region and admire the landscapes of undulating hills, you will soon pick up on the slow pace of life here where good food and fine local wine is appreciated. There are many local villages and towns which host atmospheric farmers markets such as Montcuq, Moissac and Montauban. Pick up fresh bread and pastries from the local village boulangerie as well as freshly laid eggs and local butter from nearby farms. Wine-lovers must visit some of the excellent vineyards around nearby Cahors which produce some of the world's most famous wines.

Throughout both the Tarn-et-Garonne and Lot regions, there are many kilometres of cycling trails as well as canoeing on nearby rivers, canalside walks and even a picturesque nine-hole golf course and tennis court just minutes away. Enjoy summer boat trips on the River Lot in the historic city of Cahors or explore fascinating châteaux and pre-historic caves across this part of southern France.

The most adventurous could even drive as far as the iconic villages of the Dordogne or the famous town of Rocamadour. That said, you may not wish to venture very far once you unwind into the calming way of life across this delightful region.









Facilities

Pure France • Villa • Golf Nearby • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Cycling • Tennis Nearby • Historical Sites • Ideal for Kids • Canoeing/Kayaking • Walking/Hiking Paths • Romantic • Ideal

for Teens • Wow Factor • Instagrammable • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Tourist Towns & Villages • TV • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Caretaker/Owner on Site • Boules/Petanque

Interior & Grounds

Maison Interiors

- Entrance hall
- Open-plan living room with large fireplace, beamed ceiling, satellite TV, DVD player and Wi-Fi internet
- Open-plan kitchen with dining area; well-equipped including dishwasher, fridge freezer, oven and hob, coffee machines, washing machine and dryer. Door opens to terrace
- Bedroom 1 with double bed
- Bedroom 2 with double bed
- Bathroom with WC, bath/shower, separate walk-in shower and sink

First Floor (via open-sided stairs)

- Bedroom 3 with double bed and ensuite shower room with WC, shower and sink
- Bedroom 4 with double bed and ensuite shower room with WC, shower and sink

Outside Grounds

- Swimming pool (10x4m)
- Poolside sun terrace and loungers
- Covered terrace with table and chairs
- Large lawned garden with extensive views
- Boules area









Location & Local Information

Set in the open countryside of Tarn-et-Garonne, near the border of Lot, you can enjoy stunning views of the valleys and rolling hills from this beautiful house.

There's a local village just over 5km away which has a small supermarket as well as a handful of restaurants and you can pick up dairy products from nearby farmers and fresh bread and pastries from one of the two village boulangeries.

This region offers a wealth of activities. Golf-lovers can be challenged by the beautiful nine-hole course only ten minutes away whilst cycling lovers can follow stunning routes through the surrounding countryside. There's canoeing on nearby rivers as well as horse-riding, tennis and karting in the area. It goes without saying that there are also many glorious walks across the wonderful landscapes.

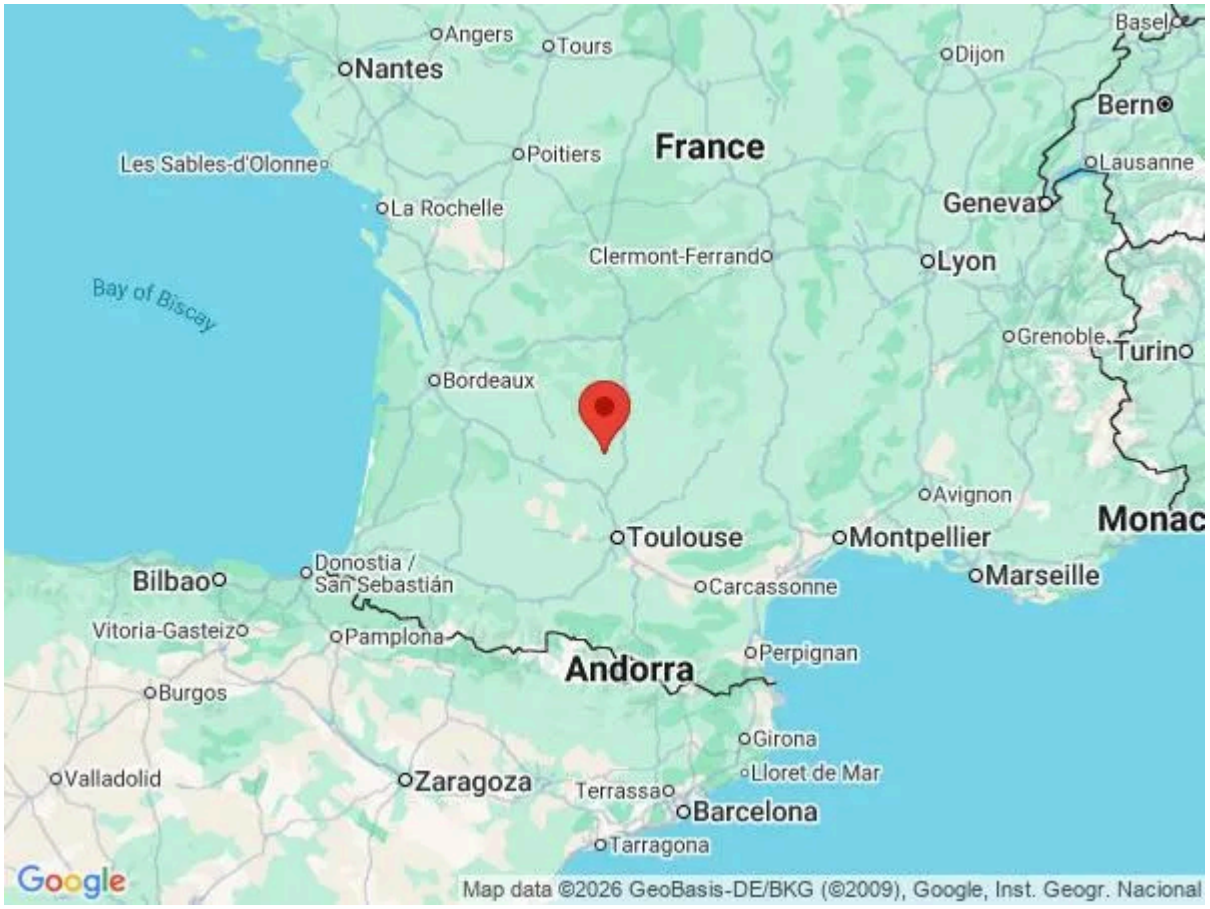
For days out exploring, the historic town of Cahors (31km) is just over half an hour away. The twice weekly Farmer's market is a delight with all sorts of wonderful produce from foie gras and truffles to Quercy melons. Wander through the pretty old lanes, cross the Pont Valentré bridge which is listed as a UNESCO World Heritage site and explore many other historic sights. In the height of the summer there are boats along the River Lot to Cirq-Lapopie, one of France's 'Plus Beaux Villages'.

Wine-lovers will appreciate the marvellous Cahors vineyards where you can sample some of the world's finest wines such as Syrah and Malbec varieties. Wine-tastings and vineyard visits can of course be arranged.

Montauban (35km), to the south, is another great town to visit with its grand square and cafes, pretty old town, interesting museums and lovely walks along the Canal de Montech. Moissac (28km), on the Santiago de Compostela route, on the banks of the River Tarn, is also alive with history with its famous 12th century abbey and cloisters and a great market at the weekend.

There are many other villages and towns within a short distance, many of which have charming markets or brocantes, delightful shops selling wonderful local produce and excellent restaurants. Highlights include Montcuq (20km), known for its Cathar history and amazing Sunday morning market, as well as historic Puy-l'Évêque (47km) perched above the River Lot with lovely boat tours in the summer.

If you are wanting to explore even further afield then the beautifully preserved town of Rocmadour (90km) is just over an hour away whilst Dordogne villages such as La Roque-Gageac (90km), Domme (87km) and Monpazier (76km) make perfect day trips.









Local Amenities

Nearest Airport	**Toulouse-Blagnac Airport (TLS) (90 km)**

Nearest Airport 2	**Bergerac Dordogne Périgord Airport (EGC) (120 km)**
Nearest Airport 3	**Bordeaux-Mérignac Airport (BOD) (160 km)**
Nearest Bar/Pub	**(3 km)**
Nearest City	**Toulouse (95 km)**
Nearest Ferry Port	**Halte nautique d'Agen (43 km)**
Nearest Golf	**Golf des Roucous (10 km)**
Nearest Restaurant	**(3 km)**
Nearest Shop	**(1 km)**
Nearest Town	**Moissac (16 km)**
Nearest Town/City	**Moissac (16 km)**
Nearest Train Station	**Moissac (17 km)**
Nearest Village	**Cazes-Mondenard (3 km)**
Nearest Supermarket	**(3 km)**

What we love

- Set on a hillside, enjoy wonderful valley views of rolling hills and French countryside
- The *maison* has been restored beautifully, retaining charm and character alongside exquisite style
- There are so many wonderful activities across the area from hiking, cycling and horse-riding to visiting bastide villages and delightful markets
- The historic town and famous vineyards of Cahors are just half an hour away

What you should know...

- This beautiful house sits within the grounds of a château, 100m from the owners' private property.
- If visiting with young children, supervision is needed on the striking open-sided staircase.

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?:** On request only and with prior agreement with the owner.

- **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 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?:** Smoking and vaping are not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.