Mounicat

Region: Aquitaine **Sleeps:** 10

Overview

Mounicat is a beautifully restored 4-bedroom villa in the heart of the Lot-et-Garonne countryside, just 3 km from the charming medieval town of Duras. Part of an ancient priory, the property has been renovated to an exceptional standard, combining contemporary design with original materials, including exposed stone walls, high ceilings, and traditional beams.

Set across one main level with one upstairs bedroom, the villa offers an elegant and spacious open-plan living space comprising a fully equipped kitchen, dining area, and lounge. Three ensuite double bedrooms and a large children's bedroom with four single beds provide flexible accommodation for up to ten guests.

Outside, the villa sits within 3.5 hectares of private grounds, including a vast lawned garden and a large walled courtyard. The highlight is the superb outdoor 'summer' living room, complete with dining area and sofas, overlooking the private heated pool with sun loungers and poolside shower.

Just a short drive away, Duras offers all amenities, local markets, restaurants, and a striking château. The surrounding area is known for its vineyards, bastide towns, and outdoor activities, making Mounicat an ideal retreat for families or groups seeking relaxation and exploration.









Facilities

EV Charger • Historical Sites • Canoeing/Kayaking • Horse Riding • Cycling • Exclusive • <1hr to Airport • Walking/Hiking Paths • Romantic • Catering Available • Ideal for Kids • Villa • Working Fireplace/Woodburner • Private Pool • Pure France • Wine Tasting • Golf Nearby • Fishing • Recommended • Ideal for Teens • Pets on Request • Cots (Cribs) • Wow Factor • Heated Pool • All Bedrooms En-Suite • Instagrammable • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • On-Street Parking • Washing Machine • Outstanding Landscapes • Tourist Towns & Villages • TV • Table Tennis • DVD • Dishwasher • Microwave • Satellite TV • Outdoor Games • Heating • Climbing • Croquet • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interiors

- Open-plan living area with sofas and dining table
- Fully equipped kitchen with dishwasher, washing machine, microwave, fridge and freezer
- TV room
- 2 x bedrooms with double beds and ensuite bathrooms with bathtubs, walk-in showers, sinks and WCs
- Bedroom with double bed and ensuite bathroom with bathtub, shower and sink
- Guest WC

Mezzanine level

- Bedroom with four single beds (ideal for children)

Outside Grounds

- Private heated swimming pool (12m x 4m, max depth: 1.4m). Pool heating available from May to September.
- Sun loungers
- 3.5 hectares of private grounds
- Courtyard with outdoor dining
- Garden
- Living and dining area
- Outdoor shower
- Parking
- Swings
- Table tennis
- Boules court
- Dart board
- Foldable golf practice

Facilities

- Wi-Fi
- TV
- DVD
- Bluetooth speakers
- Washing machine
- Fan provided for each bedroom









Location & Local Information

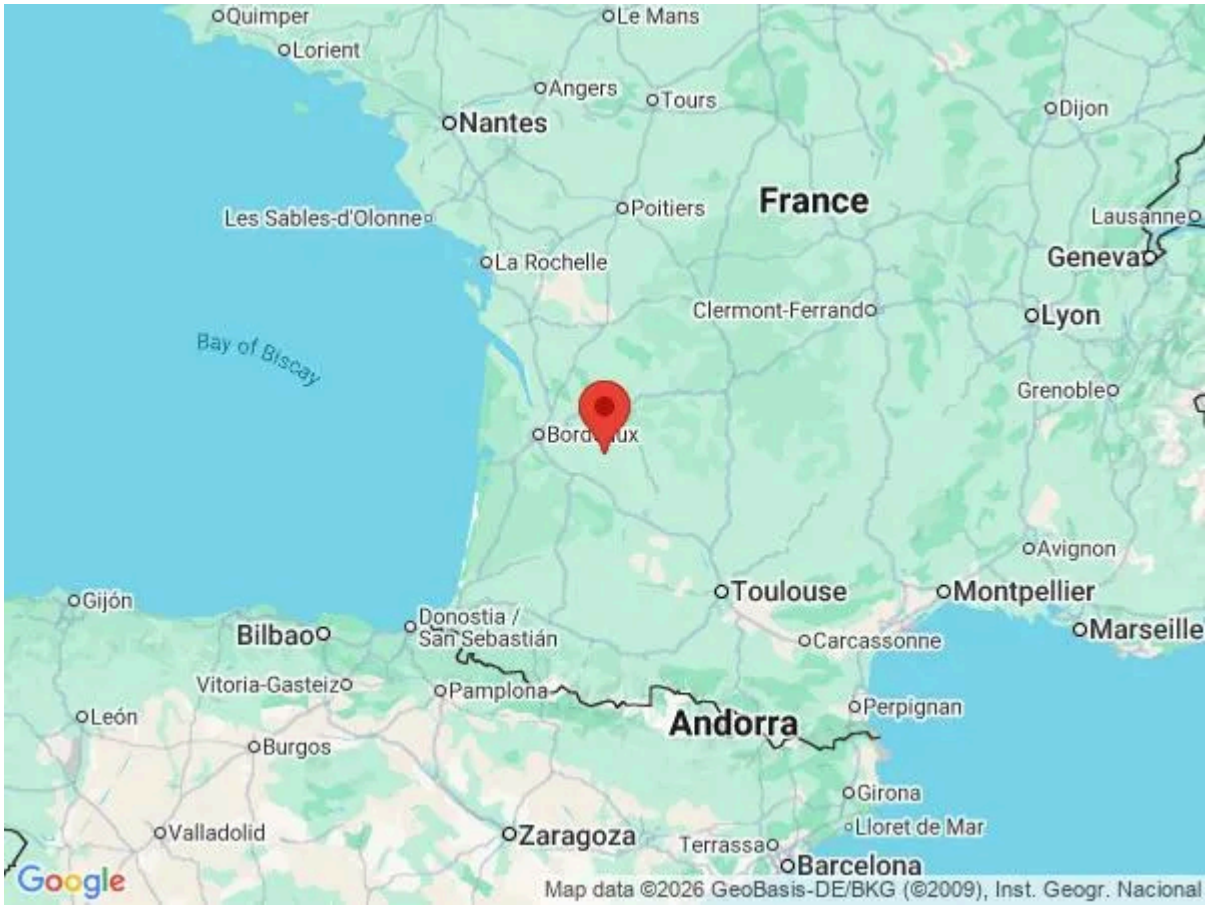
Set in open countryside just 3 km from the picturesque village of Duras, Mounicat is ideally located for exploring one of southwest France's most charming and culturally rich regions. Duras itself is a delightful medieval town with a striking château offering panoramic views over the surrounding valleys. The town hosts a lively weekly market and a popular night market in summer, where visitors and locals gather to enjoy regional delicacies, live music, and a festive atmosphere.

The surrounding area is dotted with nearly 200 vineyards forming the Côtes de Duras appellation, many of which welcome visitors for tastings of their red, white, and organic wines. Just 10 minutes away lie the renowned wine regions of Bergerac and Entre-Deux-Mers, while the famous village of Saint-Émilion is only 35 minutes from the property.

Outdoor enthusiasts can enjoy canoeing on the Dordogne and Dropt rivers or visit nearby bastide towns like Eymet and Monpazier, known for their rich history and preserved medieval architecture. The Dordogne valley, with its prehistoric cave art and cliff dwellings, is easily accessible, while larger cultural hubs like Bergerac, Bordeaux, and even the Atlantic coast are all within a short drive, making Mounicat a perfect base for a memorable holiday.

Local Amenities

Nearest Airport	**Bergerac Dordogne Airport (EGC) (40 km)**
Nearest Airport 2	**Bordeaux-Mérignac (BOD) (100 km)**
Nearest Airport 3	**Toulouse-Blagnac (TLS) (20 km)**
Nearest Bar/Pub	**(3 km)**
Nearest City	**Duras (3 km)**
Nearest Golf	**Golfe des Vigiers (14 km)**
Nearest Restaurant	**(3 km)**
Nearest Shop	**(3 km)**
Nearest Town	**Marmande (20 km)**









Nearest Town/City	**Marmande (20 km)**
Nearest Train Station	**Sainte-Foy la Grande (24 km)**
Nearest Village	**Duras (3 km)**
Nearest Supermarket	**(3 km)**

What we love

- Part of an ancient priory, the villa has been beautifully restored to a high standard.
- The standout summer living room offers an elegant covered space with a dining area and sofas, overlooking the private heated pool, sun loungers, and poolside shower.
- Set in 3.5 hectares of private land, the villa features a vast lawned garden and beautiful views over the surrounding countryside.
- Just 3 km from the charming town of Duras with its weekly markets, shops, restaurants, and château. The property is also ideally placed for exploring nearby vineyards, bastide towns, and the Dordogne region.
- Recently awarded an official 5-star classification for furnished tourist accommodation in France, reflecting the property's exceptional standards of comfort, quality and facilities.

What you should know...

- Mounicat sleeps up to 10 guests across four bedrooms – three doubles and a children's room with four single beds.
- We recommend hiring a car to explore this beautiful region.

Terms & Conditions

- **Security deposit:** €1,000 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.
 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.

- **Changeover day:** Flexible in May and June. Saturday during all other periods.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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:** 4 nights in may and June. 7 nights during all other periods.

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

- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **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.