

# Maison Lanave

**Region:** Midi-Pyrenees   **Sleeps:** 14

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## Overview

At the end of a tree-lined lane in the heart of Gascony's gentle hills, Maison Lanave emerges as an authentic retreat, where five hectares of private land unfold into a patchwork of vineyards and open countryside. This beautifully restored Gascon farmhouse captures the spirit of the region with a refined, rustic charm. Panoramic views stretch to the horizon, offering a front-row seat to the rhythms of rural France.

Inside, thick stone walls and timber beams frame an open-plan living and dining space, where stylish sofas, a wood-burning stove and a pool table invite both relaxation and conviviality. The fully equipped open kitchen, anchored by a Lacanche gas range, is a cook's delight, designed for slow, shared meals that spill out into the garden through shuttered doors.

All five bedrooms feature their own bathroom (four ensuite), combining comfort with understated style. Offering flexibility to families or a group of friends, Maison Lanave can sleep up to 14 guests across its five bedrooms – two doubles, one twin and two quad bedrooms with two double beds.

Life here centres around the outdoors. The private pool, flanked by a sun terrace and shaded gazebo, is made for long afternoons under the southern sun. A summer kitchen, complete with bar, barbecue and dining area, makes al-fresco entertaining a pleasure. Table tennis and boules encourage leisurely competition, while mature gardens and terraces provide quiet corners for reading or simply taking in the views.

Just five minutes by car from the medieval village of Montréal, guests will find artisan shops, a bakery, a brasserie and a much-praised restaurant. Within fifteen minutes lie both Condom and Éauze, the latter being the Armagnac capital, each with vibrant weekly markets and rich culinary traditions. For those willing to explore further, summer night markets, riding schools and the cultural tapestry of Gascony await.

Maison Lanave is a place for gathering, unwinding, and reconnecting in a truly beautiful and slow-paced region of southwestern France.

## Facilities

Ground Floor Bed & Bath • Pure France • BBQ • Washing Machine • Villa • Cycling • Historical Sites • Canoeing/Kayaking • Horse Riding • Walking/Hiking Paths • Wi-Fi/Internet • Golf Nearby • TV • Wine Tasting • Fishing • Rural Location • Easy By Train • Pool/Snooker • Table Tennis • Private Pool • Boules/Petanque • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Microwave • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Maison Interiors

- Open-plan living-dining area with wood-burning stove, sofas, TV, Wi-Fi, dining table and pool table. Doors open to garden
- Open-plan kitchen, well-equipped including Lacanche gas range oven and hob, microwave, fridge freezer, dishwasher and double sink
- Bedroom 1 with two single beds
- Shower room with WC, shower, sink and washing machine

## *First Floor*

- Bedroom 2 with two double beds and en suite shower room with WC, shower and sink
- Bedroom 3 with two double beds and en suite shower room with WC, shower and sink
- Bedroom 4 with double bed and en suite shower room with WC, shower and sink
- Bedroom 5 with king-size double bed and en suite shower room with WC, shower and sink

## Outside Grounds

- Swimming pool (11x6m)
- Poolside terrace with loungers
- Summer kitchen with bar, dining area, barbecue, dishwasher, fridge and WC
- Poolside gazebo with shaded sun-chairs
- Front and rear terraces with dining table and garden furniture
- Table tennis
- Boules court
- Private grounds (five hectares) with countryside views
- Private parking

# Location & Local Information

Set amongst the beautiful landscapes of rural Gascony, just five minutes from the historic bastide town of Montréal-du-Gers, this charming countryside retreat is surrounded by vines is ideally located to explore one of southwest France's most unspoilt regions.

Montréal (3.5km) offers all daily essentials, including a bakery, butcher, grocery store, and a choice of welcoming restaurants and café bars. From the cobbled streets of Montréal to the flower-filled medieval square of Fourcès (9km) and the fortified village of Larresingle (13.5km), this region is steeped in character. Indeed, all three of this trio of Gers villages are classified as France's 'Plus Beaux Villages'.

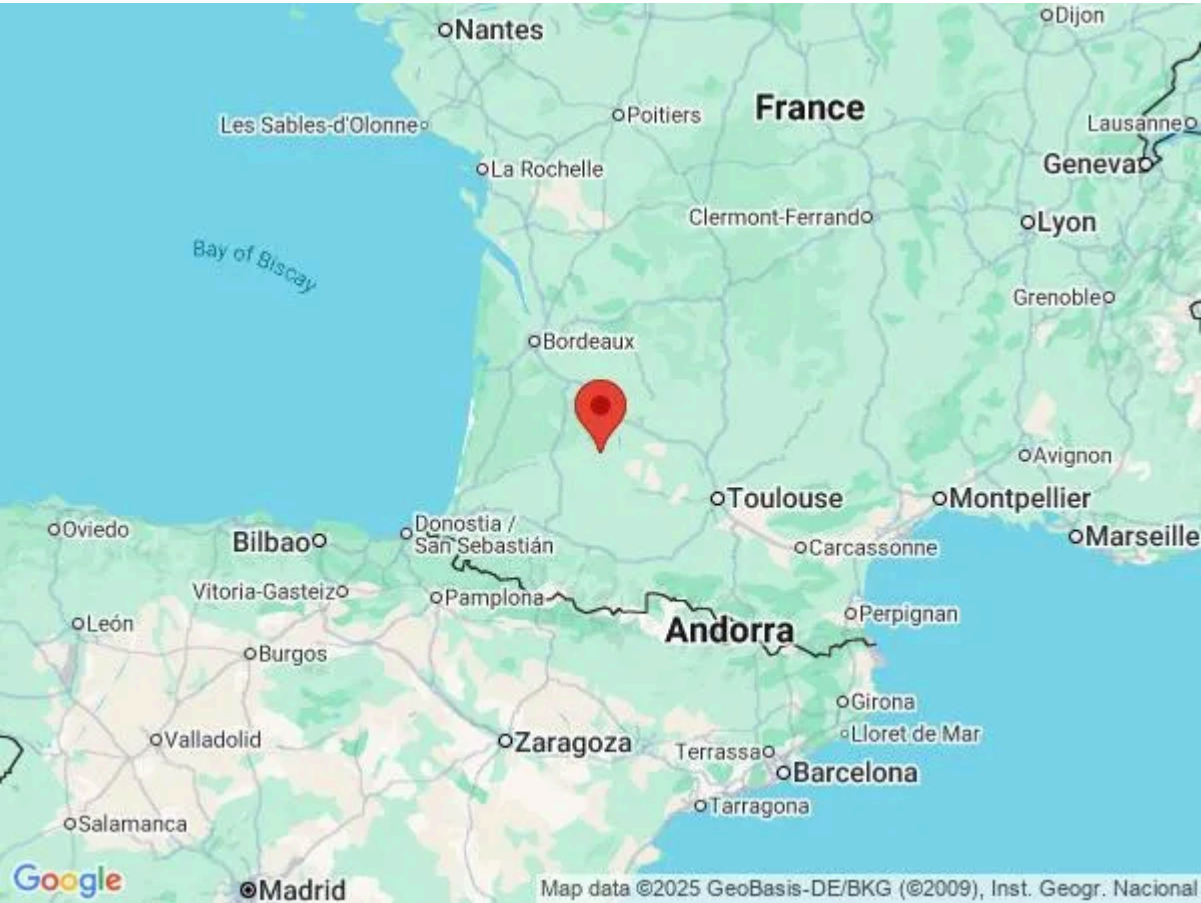
Food lovers will delight in the bustling outdoor markets – from Eauze's famed Thursday offerings just 15 minutes by car to Friday's local produce in Montréal and the historic market towns of Fleurance (48km) and Lectoure (42km). Across the region, look out for high-end restaurants and authentic bistros showcasing delicious regional produce from foie gras and poultry to Gascony beef, white garlic and Armagnac.

Cultural excursions abound. Éauze is home to a remarkable Gallo-Roman treasure, while Condom (18km) offers riverside strolls, cathedral visits and vibrant Sunday markets. Just beyond, Vic-Fezensac (30km) buzzes with summer festivals and bullfighting traditions, while horse and pony riding can be arranged just 15 minutes from your doorstep – perfect for a family outing or countryside ramble.

For those looking to venture further, day trips to Marciac (62km), famed for its international jazz festival, or the elegant streets and museums of Auch (57km) are well worth the drive. Agen (60km), with its canal-side charm and historical architecture, also makes for a rewarding excursion.

## Local Amenities

Nearest Airport	Toulouse-Blagnac Airport (138km)
Nearest Airport 2	Bergerac Dordogne Périgord Airport (130km)
Nearest City	Agen (60km)
Nearest Ferry Port	Bilbao (334km)
Nearest Ferry Port	Saint-Malo (669km)
Nearest Golf	Golf d'Eauze Grand Armagnac (10km)



Nearest Restaurant	<b>Montréal</b> <b>(3.5km)</b>
Nearest Supermarket	<b>Eauze</b> <b>(14km)</b>
Nearest Town	<b>Eauze</b> <b>(14.5km)</b>
Nearest Village	<b>Montréal</b> <b>(3.5km)</b>

## What we love

- Set on five private hectares with sweeping views of vineyards and Gascon countryside –often referred to as the ‘Tuscany of southwest France’
- Beautifully restored farmhouse blending rustic charm with modern comforts – the kitchen is especially wonderful with its Lacanche range
- Outdoor living at its finest: private pool, sun terrace, shaded gazebo and a summer kitchen with barbecue and bar
- Just five minutes from the medieval village of Montréal, one of the trio of picture-perfect Gers villages (alongside Fourcès and Larresingle)
- Explore nearby Condom and Éauze for vibrant markets, Armagnac tastings and authentic Gascon culture

## What you should know...

- The charming owners live in separate and private gite at the far end of the property – they also have horses on site. Rest assured all facilities listed are for exclusive use of you and your guests.

# Terms & Conditions

- **Security deposit:** €1000 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 available?:** 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.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.
- **Pool towels included?:** No.
- **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.
- **Beach towels included?:** No.