Les Roches

Region: France **Sleeps:** 8

Overview

At the heart of one of France's most prestigious organic wine domaines, Les Roches is an exceptional vineyard residence where refinement and comfort meet. Surrounded by 200 hectares of Sauvignon and Pinot Noir vines, the farmhouse sits proudly around the winery's classic courtyard. Every inch of this property is crafted to the highest standard, offering a wonderful escape for those who appreciate both quality and authenticity.

Inside, the atmosphere is effortlessly elegant yet homely. From the library's quiet charm to the open-plan living and dining room with its welcoming fireplace, the spaces invite you to relax in style. The kitchen, complete with a central island and Aga, flows directly onto a shaded terrace designed for al fresco dining. Four beautifully appointed bedrooms upstairs include two en-suites, while a Sonos sound system throughout ensures the perfect ambiance in every room.

Step outside into a landscaped garden where panoramic countryside views create a constant backdrop. Spend your days swimming in the private heated pool or perfecting your serve on the estate's tennis court. Access to the estate's professional-standard gym adds yet another layer of indulgence, making wellness as much a part of your stay as relaxation.

This wine estate sits north of Poitiers and south of the Loire Valley, within easy reach of village shops and vibrant market towns. Historic Richelieu offers excellent shopping and dining just over half an hour away, while the futuristic theme park Futuroscope, one of France's most visited attractions, is less than 20 minutes by car.

For superb days out, visit the wine-bars of Chinon, try sparkling white by the Loire River in Saumur, admire the incredible Fontevraud-l'Abbaye or spend time at the Loire Valley's grand chateaux such as Château de Villandry and Château d'Azay-le-Rideau just over an hour away.

Whether sipping a crisp estate-grown Sauvignon on the terrace or gazing at the vineyards during the September's busy harvest, Les Roches offers a unique opportunity to immerse yourself in the rhythms of fine wine and fine living in rural western France.









Facilities

<1hr to Airport • Pure France • Villa • Wellness • Cycling • Walking/Hiking Paths • Ideal for Kids • Private Pool • Tennis Court • Wine Tasting • Pets on Request • Wow Factor • Heated Pool • Ideal for Teens • Instagrammable • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher •

Microwave • AGA • Safety Deposit Box • Smart TV • Heating • Theme park • Ideal for Babies & Toddlers

Interior & Grounds









House Interiors

Main Floor (via steps)

- Entrance hall
- Living-dining room with fireplace, TV (UK and French channels), dining table and benches and Wi-Fi. Door opens to terrace and courtyard
- Library/study with sofa, desk and books
- Kitchen with central island, fridge freezer, Aga, dishwasher and microwave. Door opens to terrace and garden
- Utility room with washing machine and dryer
- Separate WC

First Floor

- Bedroom 1 with double bed
- Jack n' Jill bathroom with WC, bath, separate shower and twin sinks
- Bedroom 2 with double bed (or two singles)
- Bedroom 3 with double bed (or two singles) and ensuite bathroom with WC, bath/shower and sink
- Bedroom 4 with double bed and ensuite shower with WC, shower and twin sinks

Outside Grounds

- Heated swimming pool (8x4m)
- Poolside terrace with sun loungers
- Large terrace (off kitchen and living room) with shaded dining area and barbecue
- Lawned garden
- Private parking
- Use of estate's tennis court
- Use of estate's fully-equipped gym with WC
- Part of large working wine estate (200 hectares of grounds comprising winery, vineyards, château and woodland)
- Extensive, panoramic views

Other Facilities

- Sonos sound system throughout

Location & Local Information

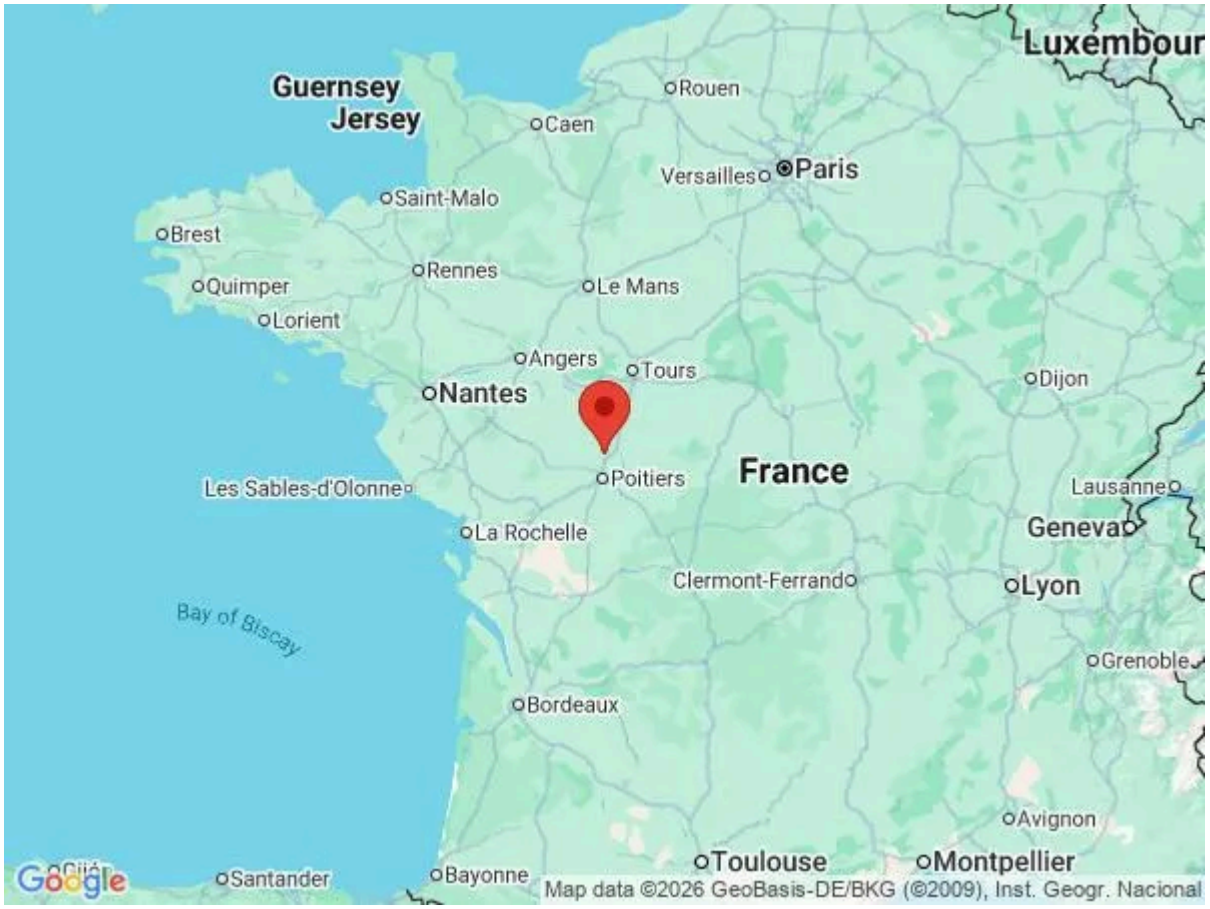
Set within one of France's premier organic wine estates, Les Roches offers a beautiful escape in the heart of the Vienne. Located north of the historic city of Poitiers (25km), this exceptional estate is a haven for wine lovers. September is an especially unique time to visit, when the estate comes alive with the bustle of the harvest, tractors and more — guests can experience the sights and scents of Sauvignon and Pinot Noir grapes destined for the cellar.

For everyday essentials, the nearby villages of Ouzilly (2.7km) and Marigny-Brizay (2km) are just 5 minutes away, ideal for picking up fresh bread and groceries. A little further afield, Lencloître (8km) and Jaunay-Clan (10km) offer bustling markets, charming café bars and relaxed local dining. The upmarket town of Richelieu (32km) promises a more refined retail experience with stylish shops and restaurants nestled within its grand 17th-century layout.

Whether you're drawn to local flavours or cultural riches, Les Roches is the perfect base. Day trips to Chinon (53km) tempt with atmospheric wine bars and even canoeing along the Vienne River, while Saumur (80km) and Tours (91km) brim with architectural treasures and gastronomic delights. The fairy-tale châteaux of the Loire Valley, including Villandry, Azay-le-Rideau and Chenonceau, are all just over an hour away, offering a glimpse into France's regal past.

Heading south instead, Poitiers (25km) is a city steeped in history, once a stronghold of the Plantagenet dynasty and now a vibrant centre of culture and commerce. Wander its cobbled streets, marvel at Romanesque churches or spend the day shopping before unwinding at one of its many fine restaurants. Don't miss Futuroscope (15km), one of France's most popular attractions, perfect for families or those young at heart.

Whether you're sipping wine under a golden sky, visiting Poitiers or venturing to the storied towns and castles of the Loire Valley, this is French countryside living at its best.









Local Amenities

Nearest Airport	**Poitiers-Biard (16 km)**
Nearest Airport 2	**Limoges Airport (118 km)**
Nearest Airport 3	**Tours Val de Loire Airport (120 km)**
Nearest Bar/Pub	**(5 km)**
Nearest City	**Poitiers (17 km)**

Nearest Ferry Port	**Port du Château de Montsoreau (57 km)**
Nearest Golf	**Golf du Haut Poitou (11 km)**
Nearest National Park	**Parc Périgord-Limousin (112 km)**
Nearest Restaurant	**(2 km)**
Nearest Town/City	**Buxerolles (15 km)**
Nearest Village	**Vendeuvre-du-Poitou (2 km)**
Nearest Supermarket	**(2 km)**

What we love

- Stay within the heart of a prestigious wine estate – one of France's largest producers of organic sauvignon and pinot noir
- Surrounded by 200 hectares of vines, the extensive views from the garden and terrace are superb
- Expect high-quality with a stunning kitchen, gorgeous bathrooms and Sonos music system throughout the house
- The private swimming pool is also impressive whilst guests can also access the estate's tennis court and gym
- Visit the historic town of Poitiers and spend the day at Futuroscope, one of the country's most visited theme parks
- Venture to the Loire Valley for a wonderful day out whether sipping sparkling white in Saumur or visiting iconic grand châteaux near Tours

What you should know...

- Here you are part of a prestigious and large working wine estate – the entrance to the farmhouse is from the winery's courtyard.
- Apartment du Vin (https://www.oliverstravels.com/france/loire-valley/apartment-du-vin) is also within the estate and it is rented separately.
- Guests of Les Roches can enjoy access the estate's tennis court and gym (these facilities are however not for private use).
- If staying in September, do note that this is harvest time so the surroundings will be busy with tractors and more (a great experience for wine-lovers if you don't mind the background noise/activity!)
- The swimming pool is unfenced, please take care and supervise children at all times.

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:** If staying in September, do note that this is harvest time so the surroundings will be busy with tractors and other background noise/activity.
 Weddings, stag/hen parties and any special events are not allowed.
 The swimming pool is unfenced, please take care and supervise children at all times.

- **Changeover day:** Saturday in July and August. Flexible in all other duration.

- **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:** 7 nights in July and August. 4 night in all other duration.

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

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