

# Maison Marmont

**Region:** Midi-Pyrenees   **Sleeps:** 6

## Overview

Surrounded by rolling hills, vines and golden fields, Maison Marmont stands as a graceful echo of rural French charm. Dating back to the early 19th century, this sensitively restored farmhouse in the Lot countryside welcomes up to 6 guests. Stone walls still bear the marks of history, while beamed ceilings and thoughtful interiors create a welcoming atmosphere.

The main house features a farmhouse-style kitchen, where French doors lead straight out to the garden terrace. A dedicated dining room and TV snug offer spaces to gather or unwind, while upstairs, the air-conditioned living room invites lazy afternoons with a book or a film. Two double bedrooms (one ensuite) ensure restful nights, complemented by a generous family bathroom.

Just across the lawn, the separate Garden Annexe offers a charming retreat, complete with an open-plan living-dining area, kitchenette, a third double bedroom and a modern shower room. French doors lead to a private terrace, ideal for morning coffee or a glass of local Malbec as the sun dips below the hills.

The other outdoor spaces are equally inviting. The 10m-long private pool shimmers under wide open skies, flanked by a sun terrace with loungers and a dining spot for leisurely poolside meals. A second shaded dining terrace with barbecue make it easy to enjoy the gentle rhythm of countryside living.

The house is located just a 5-minute drive from a tiny village with a grocery store/café-bar/restaurant. Head 12km to Puy-l'Évêque for further amenities and soak up the charm of its historic riverside beauty. Spend days exploring walking and cycling trails, sampling local wines or gliding along the Lot River by canoe.

Further afield, visit the bastide villages of southern Dordogne, the historic market town of Cahors or even venture to the picture-perfect village of Saint-Cirq-Lapopie.

Whether savouring family moments or seeking a slower pace, Maison Marmont offers an attractive retreat in one of France's most authentic and captivating corners.

## Facilities

Wi-Fi/Internet • Pure France • BBQ • Washing Machine • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Horse Riding • Walking/Hiking Paths • TV • Ground Floor Bed & Bath • Wine Tasting • Rural Location • Private Pool • Modern • Cottage • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher •





# Interior & Grounds

## House Interiors

### *Lower Level*

- TV lounge leading through to dining room (split-level)
- Farmhouse-style kitchen, well-equipped including table and chairs, microwave, oven and hob, American-style fridge freezer, dishwasher and wine fridge. Doors open to terrace and garden

### *First Floor (via open-tread stairs)*

- Living room with TV, wood-burning stove, ceiling fan and air-conditioning. Door opens to external stairs (down to garden)
- Bedroom 1 with double bed, ceiling fan and ensuite bathroom with bath, shower, sink and WC
- Bedroom 2 with double bed and ceiling fan
- Bathroom with shower, sink and WC

### *Separate Garden Annexe (just across the garden)*

- Open-plan area with sofa, TV, dining table and kitchenette (oven, hob, microwave, fridge-freezer). Doors open to terrace with seating area
- Bedroom 3 with double bed and ceiling fan
- Bathroom with shower, sink, washing machine and WC

## Outside Grounds

- Swimming pool (10x5m)
- Poolside terrace with sun loungers
- Poolside dining area with barbecue
- Shaded al-fresco dining terrace and barbecue
- Garden
- Private parking

## Other Facilities

- Air-conditioning (upstairs living room only)





# Location & Local Information

In rural southwestern France, this 3-bedroom farmhouse offers a rustic escape amid rolling hills, vines and open countryside, only a 15-minute drive from Puy-l'Évêque and the Lot River.

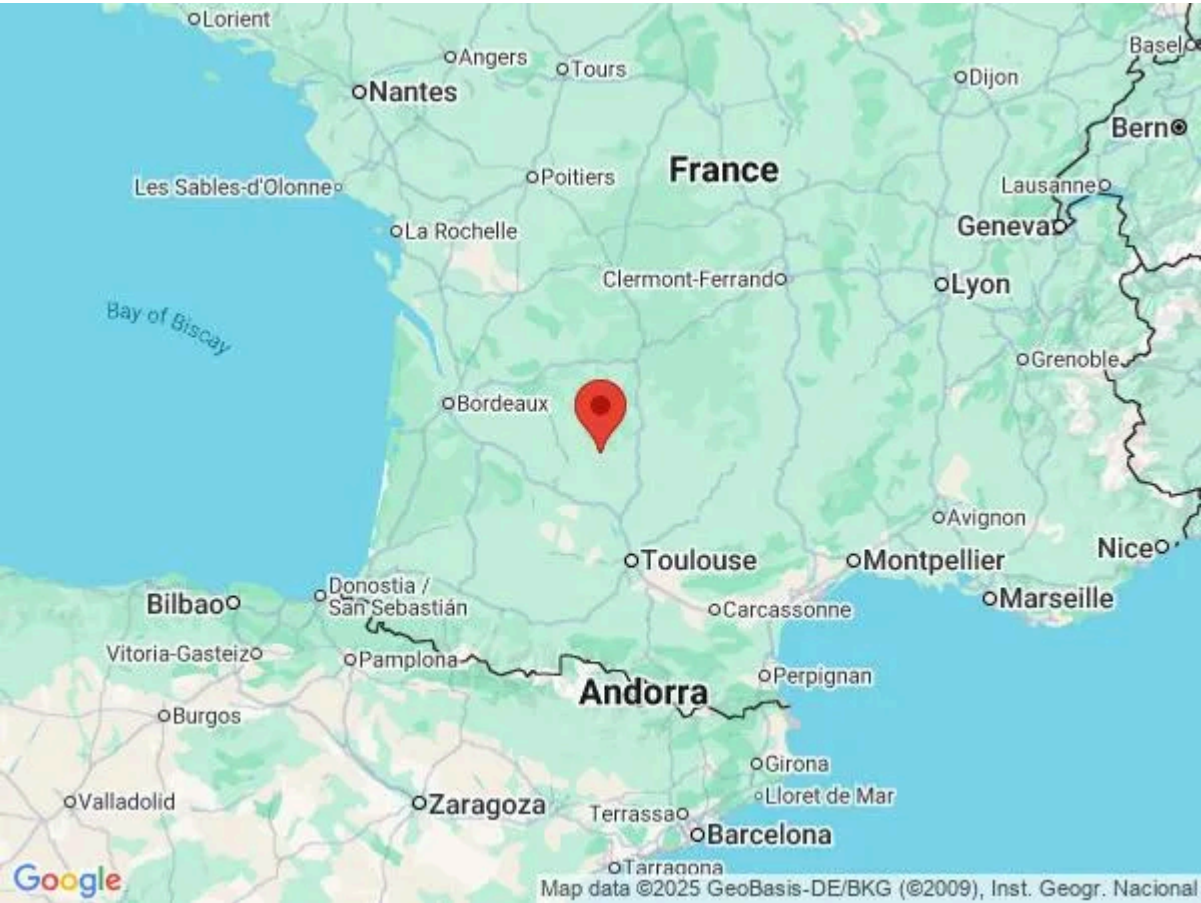
The house is set on a country lane in open countryside. The nearest tiny village, Sérignac, is 2.5km away with its small grocery store (with bread)/café-bar/restaurant whilst further amenities can be found in Puy-l'Évêque (12km) and Montayral (14.5km)

Surrounded by the gentle hills and not far from the Lot River, this area is a haven for outdoor enthusiasts. Guests can explore the restful landscapes on numerous walking and cycling trails or rent electric bikes for a more leisurely experience. The nearby Lot River offers opportunities for canoeing and kayaking, while local wineries provide tours and tastings of the region's renowned wines, including those from Cahors' prestigious AOC appellation. For the culinary inclined, the region boasts several excellent restaurants.

Culture and history are woven into the fabric of the area, from the cobbled streets and medieval buildings of Puy-l'Évêque to the bustling markets and historic sites of Cahors (37km), especially loved for its iconic bridge, Pont Valentré.

Further afield, a visit to Saint Cirq Lapopie (62km) is a must - perched high above the river, this picture-perfect village is regularly named among France's most beautiful, with its winding lanes, artisan shops and panoramic views.

The Lot countryside also makes an excellent base for exploring the southern Dordogne. Discover the bastide charm of Monpazier (40km) and Villefranche-du-Périgord (27km), or venture a little further to marvel at the riverside splendour of Domme and La Roque-Gageac, just over an hour away. Each day trip offers a blend of natural beauty, cultural richness and timeless charm.



## Local Amenities

Nearest Airport	Agen–La Garenne (AGF) (50.8 km)
Nearest Amusement Park	Walibi Sud-Ouest (Agen) (49.1 km)
Nearest Bar/Pub	Bar à vin – Château de Chambert (2.4 km)
Nearest Beach	Plage d'Eyrac, Arcachon (181.4 km)
Nearest City	Cahors (26.9 km)



Nearest Golf	Villeneuve-sur-Lot Golf & Country Club (34.0 km)
Nearest Restaurant	Le Caillau (Vire-sur-Lot) (3.4 km)
Nearest Shop	Intermarché SUPER Puy-l'Évêque (6.2 km)
Nearest Supermarket	Intermarché SUPER Puy-l'Évêque (6.2 km)
Nearest Tennis	Court(s) de tennis – Puy-l'Évêque (6.2 km)
Nearest Town	Puy-l'Évêque (6.2 km)
Nearest Train Station	Gare de Monsempron-Libos (13.4 km)
Nearest Village	Floressas (bourg) (1.7 km)

## What we love

- Surrounded by vineyards and open countryside, this beautifully restored 19th-century farmhouse oozes rural French charm
- Cool off in the 10m private pool, then gather with family and friends to dine al-fresco under the shaded terrace
- The separate Garden Annexe offers added privacy and a delightful terrace, perfect for a glass of local Malbec at the end of the day
- You are just a short drive from Puy-l'Évêque's riverside charm and the Lot Valley's walking, cycling and wine routes

## What you should know...

- The charming third bedroom is located in a separate garden annexe – please see the “Layout tab” for details.
- The owners live on site in a separate and independent house (not overlooking your house). They are available for help and assistance if needed, however rest assured that all facilities are for your exclusive use only.

# 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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Flexible.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 3 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.