

# Manoir Tilleul

**Region:** Aquitaine **Sleeps:** 10

## Overview

In an area of vineyards and fields that sway with sunflowers, Manoir Tilleul emerges as a delightful country escape in the heart of the Charente. Set within five private acres, this sensitively restored farmhouse offers a relaxed rhythm of life in surroundings that exude rustic character.

Inside, the stone walls and exposed beams speak to the building's history, while thoughtful design ensures modern comforts. The manoir features five good-sized bedrooms, including three with en-suite bathrooms, spread across two floors. Downstairs, the generous kitchen is made for convivial cooking, perfect for long lunches and cosy evenings. There is ample space to relax across the two living areas, one with a wood-burning stove, another ideal for watching TV.

Outside, the highlight is the 8-metre swimming pool, edged by sun loungers and a shaded dining terrace for leisurely al-fresco meals. The grounds invite relaxation and play, from the large lawns and trampoline to the play area beside mature trees. On the other side of the house, the flower-filled courtyard awaits (where the charming owners also live in separate accommodation).

Located between the tiny villages of Chalignac and Berneuil, Manoir Tilleul offers a quintessentially French countryside setting. Within a short drive, guests can enjoy pretty lakes for hiking and summer water-based activities, mountain biking, horse-riding adventures or a leisurely lunches in local villages. For broader exploration, the market town of Barbezieux is just 11km away, with the elegant streets of Angoulême reachable in around half an hour.

Overall, Manoir Tilleul offers a warm and welcoming base from which to savour the slower pace of rural southwestern France.

## Facilities

Pure France • Fishing • Wine Tasting • Villa • Private Pool • Historical Sites • Horse Riding • Ideal for Kids • Walking/Hiking Paths • Ideal for Teens • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Forest park/High-rope course • Swings • Trampoline



# Interior & Grounds

## Manoir Interiors

- Entrance hallway
- Kitchen with central island, oven and hob, American-style fridge-freezer, dishwasher, wood-burning stove, washing machine and dryer
- Living room with wood-burning stove, Wi-Fi internet and door to courtyard
- Living and dining room with table and chairs, TV and door to courtyard
- Bedroom 1 with double bed
- Separate bathroom with WC, bath/shower, separate shower and sink



## First Floor

- Bedroom 2 with double bed and ensuite WC, shower and sink
- Bedroom 3 with two single beds
- Separate shower room with WC, shower and sink
- Bedroom 4 (low beams approximately 1.78m) with two single beds and ensuite WC, shower and sink
- Bedroom 5 with double bed and ensuite WC, shower and sink

## Outside Grounds

- Swimming pool (8x4m)
- Poolside terrace with loungers
- Poolside shaded dining area
- 5 acres of grounds including grassed garden
- Trampoline and swings
- Large central courtyard (shared with property owners)



# Location & Local Information

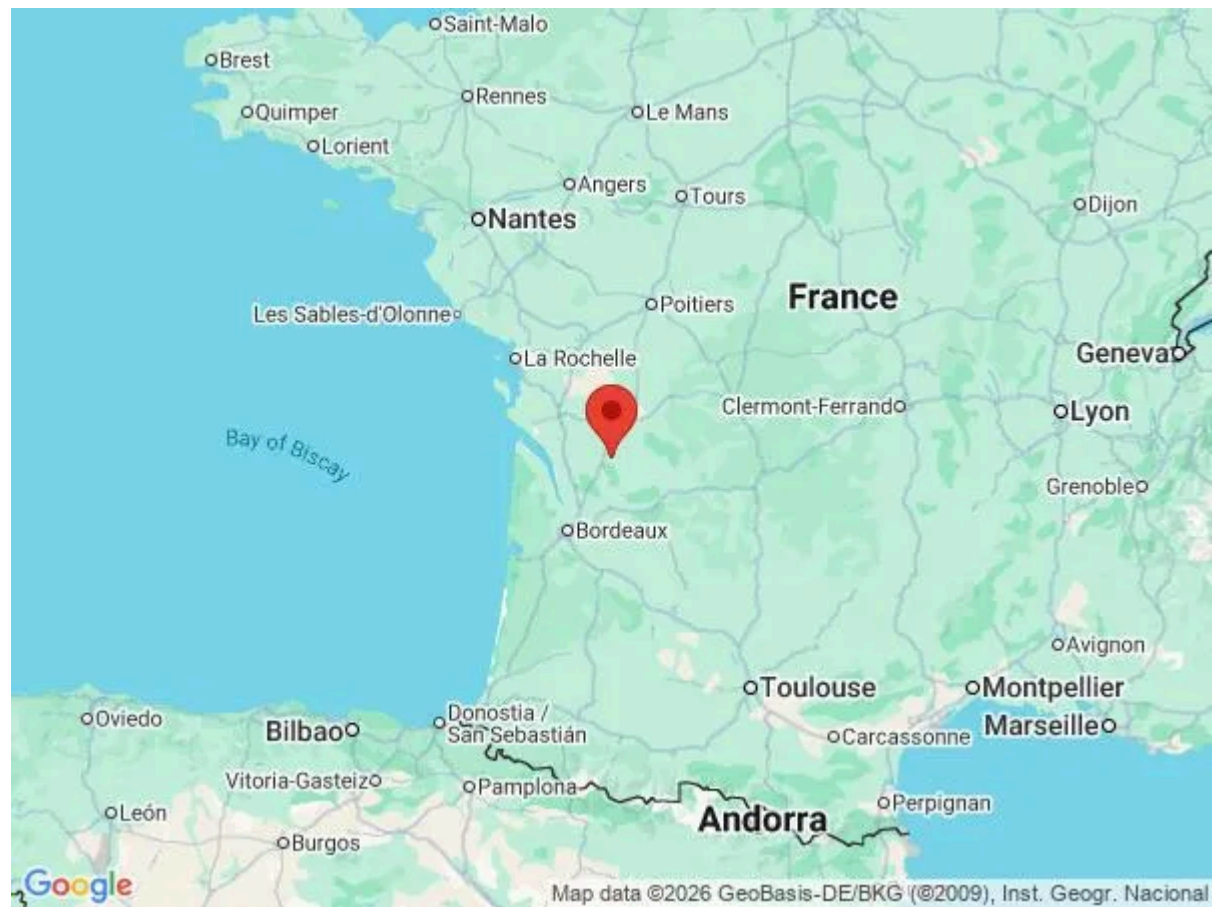
In the Charente countryside of southwestern France, Manoir Tilleul enjoys a picturesque setting between the small villages of Challignac and Berneuil. Surrounded by rolling fields, rotating sunflower fields and vines, it's the ideal escape for those seeking rural landscapes and natural beauty. Despite its countryside charm, the manor is also well placed to explore some of the region's most captivating towns and experiences.

Within a short drive, guests can discover the village of Condéon (6km), home to a well-regarded local restaurant, while Brossac (10km) offers a grocery store, restaurant and a splash of adventure close to the nature reserve, Étang Vallier, alongside horse riding, quad biking and even llamas. For all practical needs, head to the bustling towns of Barbezieux-Saint-Hilaire (11km) or Chalais (19km), where you'll find everything from supermarkets to cafés and weekly markets.

The region is a delight for explorers. A day trip to Aubeterre-sur-Dronne (30km) is a must, one of France's most beautiful villages, known for its charming art galleries, summer riverside beach and canoeing adventures along the Dronne River. The historic hilltop town of Villebois-Lavalette (36km) and the nearby Château de la Mercerie in Magnac Lavalette (35km) offer further opportunities to soak up the local heritage. Meanwhile, Châteauneuf-sur-Charente (25km) and Angoulême (43km) both offer a wider choice of restaurants and cultural spots.

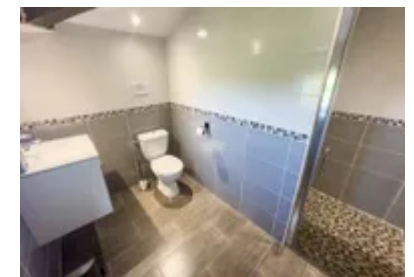
Foodies and market lovers will relish a morning in the Dordogne town of Riberic (45km), famed for its vibrant Friday market, while wine connoisseurs can make a day of visiting the world-renowned vineyards of Saint-Émilion, just over an hour's drive away. And for a change of pace, the sandy Atlantic coast at Royan (90km) promises a classic day at the beach.

Whether you're drawn to rustic French charm, outdoor activities or a glass of something special among the vines, Manoir Tilleul is your gateway to a truly enriching Charente escape.



## Local Amenities

Nearest Airport	<b>Bordeaux Airport (92km)</b>
Nearest Airport 2	<b>Limoges Airport (138km)</b>
Nearest Airport 3	<b>La Rochelle Airport (144km)</b>
Nearest Beach	<b>Royan (90km)</b>
Nearest City	<b>Bordeaux (84km)</b>



Nearest Ferry Port	<b>Caen-Ouistreham (524km)</b>
Nearest Golf	<b>Golf de l'Hirondelle (40km)</b>
Nearest Restaurant	<b>Condéon (6km)</b>
Nearest Tennis	<b>Tennis Club Brossac (10km)</b>
Nearest Town	<b>Barbezieux-Saint-Hilaire (11km)</b>
Nearest Train Station	<b>Montmoreau (22km)</b>
Nearest Village	<b>Berneuil (1km)</b>
Nearest Supermarket	<b>E.Leclerc (12km)</b>

## What we love

- Set on five private acres of countryside, with summer sunflowers and vineyards nearby – a true Charente escape.
- Interiors blend rustic charm with modern comfort – think stone walls, wood beams and a cosy wood-burning stove.
- Enjoy laid-back days by the 8-metre pool and shaded al-fresco dining terrace.
- La Charente is loved for its mild summer climate with wonderfully warm days.
- Explore idyllic lakes, horse-riding trails and mountain biking routes just a short drive away.
- Wonderful days out include Aubeterre-sur-Dronne, Angoulême and the Dordogne market town of Ribérac with its famous Friday morning market.

## What you should know...

- The charming owners live next door in private and independent accommodation – you share the central courtyard with them.
- For additional guests, there is a similar high-quality 6-bedroom house across the courtyard for up to 12 guests – please enquire for pricing (rest assured it will not be occupied during your stay).

# 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 pm.
- **Departure time:** 10.00 pm.
- **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. <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights.
- **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.