Maison Sigma

Region: Dordogne **Sleeps:** 6

Overview

Stone walls glowing in the late afternoon sun, pretty countryside views unfolding before you and the gentle hush of birdsong drifting on the breeze - Maison Sigma welcomes guests into a world of calm and comfort in the heart of the Dordogne.

This newly built 3-bedroom house blends the character of traditional stone architecture with fresh, attractive interiors. From the moment you ascend the steps to the front terrace, where a paved terrace offers the perfect setting for a morning coffee or evening aperitif, you sense the care and quality that defines this inviting home. Step inside to a spacious lobby that flows seamlessly into the open-plan kitchen, dining and living space. Light floods in through the sliding windows, drawing the eye to the outdoor terrace and the wooded hills beyond.

The main floor also hosts a double bedroom with ensuite shower room, offering convenience and privacy. Upstairs, two spacious double bedrooms, each thoughtfully furnished, share a family bathroom with both bath and walk-in shower.

Outside in an elevated position (via more stone steps), the private heated pool promises leisurely afternoons under the sun, while the poolside terrace with barbecue and dining area is tailor-made for long lunches and relaxed evenings spent together.

Perfectly positioned around 4km from the village of Coux et Bigaroque, Maison Sigma is a gateway to the many cultural and natural treasures of the Périgord Noir. From riverside strolls in Limeuil to kayaking beneath medieval châteaux, the region's charm is on your doorstep. Enjoy Michelin-starred dining in Trémolat, discover the market town of Sarlat-la-Canéda or spend a day exploring the bastide towns to the south such as Monpazier.

For those seeking a welcoming retreat with soul, Maison Sigma promises comfort, beauty and an authentic Dordogne experience.









Facilities

Canoeing/Kayaking • Villa • Horse Riding • <1hr to Airport • Golf Nearby • Wine Tasting • Private Pool • Walking/Hiking Paths • Historical Sites • Boat Trips • Cycling • Tennis Nearby • Heated Pool • Cots (Cribs) • Saltwater Pool • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Microwave • Heating • Zoo • Aquarium • Theme park • Forest park/High-rope course • High Chair(s)

Interior & Grounds

Maison Interiors (130m2)

Main Floor (via steps)

- Lobby entrance
- Open-plan living and dining area (33m2) with doors opening to terrace for al-fresco dining
- Partially open-plan kitchen, fully equipped including cooking piano, electric oven, kettle, toaster and microwave
- Bedroom (12m2) with double bed and en suite shower room with WC

Upstairs

- Bedroom with double bed (22m2)
- Bedroom with twin beds which can be pushed together to make a double bed (27m2)
- Bathroom with bath and shower

Outside Grounds

- Heated salt-water swimming pool (10x5m)
- Poolside sun loungers
- Covered dining area (near pool) with table and barbecue
- Garden terrace (near front door) with table and chairs
- Main terrace (via living-dining room) with al-fresco dining area
- Different levels and steps (up to main house, all terraces/garden and pool area)
- Parking









Location & Local Information

In the heart of the Périgord Noir, Maison Sigma enjoys a beautiful location just 4km from village of Coux et Bigaroque, allowing easy access to some of the region's most captivating destinations. Wake up to birdsong, enjoy breakfast overlooking the countryside and soak in the charm of this unspoilt corner of the Dordogne.

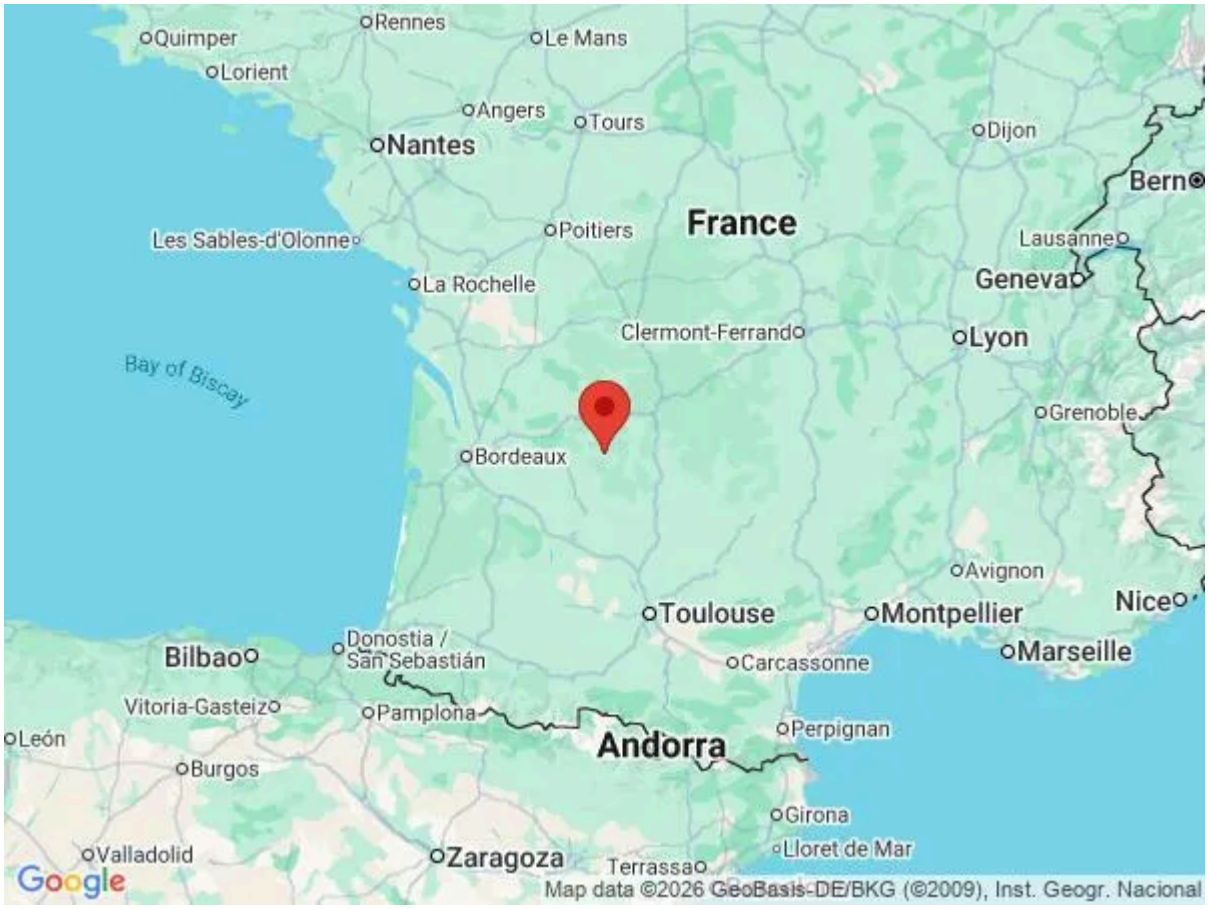
Just a short drive away, the riverside villages of Le Buisson-de-Cadouin (6km) and Limeuil (7.5km) invite exploration. Limeuil, where the Dordogne and Vézère rivers meet, is classified among Les Plus Beaux Villages de France and offers beautiful gardens and scenic river views. The picturesque hamlet of Trémolat (18.5km) also awaits with cobbled streets and Michelin starred dining at Le Vieux Logis.

Outdoor enthusiasts will love the opportunity to canoe or kayak along the Dordogne, offering a unique perspective of the river valley and its fairy-tale châteaux. There are also countless walking trails winding through the countryside, with waymarked routes for all abilities. A day trip to the historic town of Sarlat-la-Canéda (28km) is a must – its golden-stone buildings, vibrant market and gourmet restaurants make it a cultural highlight of the region.

Around half an hour to the south, discover the bastide towns of Monpazier, Beaumont-du-Périgord and Villefranche-du-Périgord, each brimming with medieval character and local charm. Whether you're seeking history, nature, or gastronomy, Maison Sigma's location places you at the very heart of the Dordogne's natural beauty and heritage.

Local Amenities

Nearest Airport	**Bergerac Dordogne Périgord Airport (44km)**
Nearest Airport 2	**Brive–Souillac Airport (65km)**
Nearest City	**Périgueux (53km)**
Nearest Golf	**Golf de la Forge (6.5km)**
Nearest Restaurant	**Coux-et-Bigaroque (4km)**
Nearest Shop	**Le Buisson-de-Cadouin (5km)**
Nearest Supermarket	**Small supermarket in Le Buisson-de-Cadouin (5.5km)**
Nearest Tennis	**Coux-et-Bigaroque (4km)**









Nearest Town	**Le Bugue (11km)**
Nearest Train Station	**Le Buisson (5km)**
Nearest Village	**Coux-et-Bigaroque (4km)**

What we love

- A beautiful blend of traditional Dordogne stone architecture and fresh, modern interiors
- Soak up lovely views from the terrace with your morning coffee or evening glass of wine
- The heated pool and outdoor dining space are perfect for leisurely afternoons and al fresco meals
- A fine location in the Dordogne with kayaking, grand châteaux and historic towns all within a short drive
- Discover the culinary delights of the region from the restaurants and markets of Sarlat-la-Canéda to Michelin-starred dining in Trémolat

What you should know...

- Guests do need to be able to safely manage steps (and different levels) at this property – the house is reached via stairs (partially open-sided) and the swimming pool is also on a raised level.
- The owner's second home is also within the property grounds, however the owner will not be present, therefore Maison Sigma guests will have exclusive use of the pool, terraces and garden.

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.

- **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?:** Outside only.

- **Other 2:** 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.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, public liability and any accidental damage caused during their stay. A copy of this policy will be requested by the owner before arrival.

- **Other 3:** While passport and flight details are not legally required for entry into this country, the owner of the property has specifically requested that this information be provided in advance. This requirement is part of their internal check-in procedure and is necessary to facilitate your arrival and ensure a smooth start to your stay.

- **Minimum stay:** 7 nights.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** French Visitors Tax payable on booking confirmation (typically costs €1 - €10 per adult per night). Exact cost will depend on number of adults travelling and duration, and will be advised at the time of booking.

- **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.