Maison Les Combes

Region: Aquitaine **Sleeps:** 6

Overview

Set amid private grounds opening to fields and pockets of woodland, Maison Les Combes offers a sense of space and calm that is increasingly rare. Arriving along a long driveway, the house reveals itself as a warm and characterful retreat, thoughtfully renovated to balance tradition with contemporary comfort. Inside, generous proportions and carefully chosen furnishings create an atmosphere that feels both refined and easy to settle into.

The ground floor is designed for relaxed, sociable living. A brilliantly equipped kitchen with a central island forms the heart of the home, ideal for slow breakfasts or preparing evening meals with fresh market produce. Then there's the open plan dining and living area with wood beams, exposed stone and pillars alongside a sliding door inviting you to the poolside terrace. A utility room with additional shower facilities adds practicality, while upstairs, three superb bedrooms offer restful privacy, as well as a spacious family bathroom.

In a private setting, verdant gardens surround the house and young children will delight in the garden swings. Days can be spent drifting between the shaded dining terrace and the private pool, where loungers line the sun terrace and a poolside shower offers a refreshing pause.

Only 1.5km from the small village of Montesquieu, this location places you within easy reach of local life while preserving a sense of seclusion. Sérignac sur Garonne (6km) provides everyday essentials within minutes by car. Along the River Garonne, the charming town of Port Sainte Marie offers a wider selection of shops and a relaxed waterside atmosphere. For a livelier pace, Agen is within half an hour, known for its bustling markets, excellent restaurants and regional specialities.

Whether gathering around the table, exploring the surrounding countryside or simply enjoying the rhythm of rural France, Maison Les Combes invites you to experience a stay defined by comfort, space and an authentic sense of place.

Facilities

Pure France • Walking/Hiking Paths • Horse Riding • Ideal for Kids • Canoeing/Kayaking • Historical Sites • Cycling • Private Pool • Wine Tasting • Fishing • Villa • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Animal farm • Theme park •

Forest park/High-rope course • Swings • Ideal for Babies & Toddlers • Boules/Petanque • High Chair(s)

Interior & Grounds

House Interiors

- Open-plan living and dining area with TV and Wi-Fi
- Kitchen, well-equipped including central island and chairs, fridge-freezer, oven, hob, dishwasher and microwave
- Utility room/shower room with washing machine, dryer, WC, hand basin and shower

First Floor

- Bedroom 1 with king-size double bed
- Bedroom 2 with queen-size double bed
- Bedroom 3 with two single beds (or double bed)
- Bathroom with shower, bath/shower and hand basin
- Separate WC

Outside Grounds

- Swimming pool (10x5m)
- Poolside terrace with loungers
- Poolside shower
- Shaded dining area with table and chairs
- Gas Plancha
- Private grounds leading to open fields and woodland
- Garden swings
- Pétanque and outdoor games
- Private drive and parking

Location & Local Information

Set within private grounds opening to fields and woodland, Maison Les Combes offers a delightful retreat in the heart of Lot-et-Garonne, just outside the rural village of Montesquieu (1.5km) and within half an hour to the historic town of Agen.

For everyday essentials, the nearby village of Sérignac-sur-Garonne (6km) provides essential amenities, including a grocery store, bakery and pizzeria. A short drive brings you to Port Sainte Marie (11.5km), a picturesque riverside town along the Garonne where you'll find a wider range of shops and services, as well as a train station with connections towards Agen and Bordeaux via Marmande.

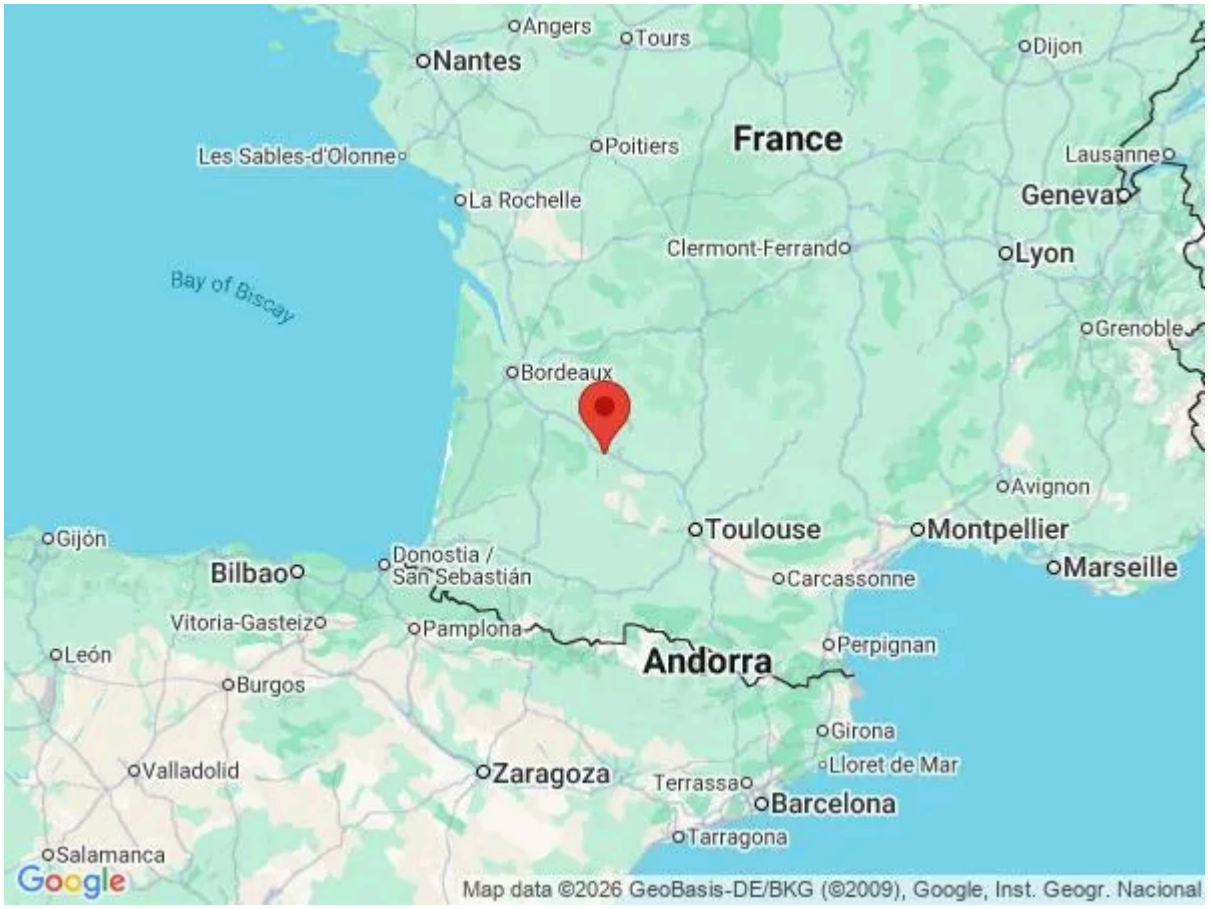
The historic town of Agen (18km) offers a lively atmosphere and excellent shopping opportunities, from hypermarkets to lovely shops. Its renowned market days are a highlight, with stalls brimming with fresh produce, regional delicacies and the famous Agen prunes. The town's thriving restaurant scene showcases the rich culinary heritage of the region, making it a delightful destination for food lovers.

The surrounding countryside invites exploration at a leisurely pace. To the north, the Lot River near Castelmoron-sur-Lot (36km) and Villeneuve-sur-Lot (46km) offers opportunities for water-based activities. Closer to home, the vineyards around Buzet-sur-Baïse (15km) are perfect for wine-tasting, while scenic walking and cycling routes, including stretches of the Canal des 2 Mers à Vélo between Damazan and Agen, wind through the landscape.

To the south, the elegant town of Nérac (16km) reveals a rich heritage, while the neighbouring Gers region is dotted with beautiful villages such as Larressingle, Fourcès and Montréal, all within around 45 minutes by car, each offering their own unique character and timeless appeal.

Local Amenities

Nearest Airport	**Bergerac Dordogne Périgord Airport (96km)**
Nearest Airport 2	**Bordeaux Airport (129km)**
Nearest Airport 3	**Toulouse-Blagnac Airport (129km)**
Nearest Ferry Port	**Bilbao/Saint-Malo (370km/648km)**
Nearest Golf	**Golf du Château d'Allot (25km)**
Nearest Restaurant	**Serignac-su-Garonne (6km)**



Nearest Shop	**Serignac-su-Garonne (6km)**
Nearest Town/City	**Agen (18km)**
Nearest Train Station	**Port-Sainte-Marie (10.5km)**
Nearest Village	**Montesquieu (1.5km)**
Nearest Supermarket	**Port Sainte Marie (12km)**

What we love

- A beautifully renovated home blending exposed stone, wooden beams and elegant, interiors with a contemporary touch.
- Set within private grounds, enjoy a true sense of privacy with gardens opening to fields and woodland.
- The open-plan living and dining space flows seamlessly onto the poolside terrace, perfect for relaxed indoor-outdoor living.
- Only a short drive to the Garonne River with nearby amenities in Sérignac sur Garonne and Port Sainte Marie.
- Soak up Agen's historic ambience, then venture further afield to the picture-perfect villages and market towns of the Gers region of southwest France.

What you should know...

- There are three bedrooms upstairs and a modern family bathroom, as well as an extra shower room on the ground floor. There is also a single mezzanine bedroom on the first-floor that is not in use.

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:** 5.00 p.m.

- **Departure time:** 10.00 a.m.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and other special events are not allowed.
 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.
 A cot and highchair can be requested in advance.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** 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?:** Not allowed.

- **Minimum stay:** 7 nights. All other durations on request.

- **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.