Villa Du Fleuve

Region: Aquitaine **Sleeps:** 8

Overview

Villa Du Fleuve is a centuries-old authentic stone villa set romantically on the banks of the Dordogne river, 15 minutes east of the UNESCO World Heritage site of Saint-Émilion, which has been producing some of the world's best wine since Roman times.

Just outside a tiny village with a restaurant and small grocery store, a little lane cuts through Bordeaux vineyards. Head down it and through the sun-dappled vines and trees and soon you'll find yourself at this oasis of beauty and tranquility in the middle of Aquitaine.

The villa has been recently renovated to a very high standard with many authentic details such as thick stone walls, exposed brick and beams providing guests with rustic charm and a character that invites you to do nothing but relax and indulge (only not necessarily in that order).

You'll find four bedrooms and three bathrooms, it's incredibly cosy and has a wonderful home-from-home feel that typifies everything that's great about a villa rental. The owner has great style too, so you can be assured of some beautiful and tasteful decor!

It's ideal for couples or a small family group to kick back, relax and enjoy the peaceful views and gentle countryside on the banks of the Dordogne, with canoes and kayaks for guests to use.

Once you feel refreshed and ready for a little exploration, head to the world-famous vineyards of the region and prepare to discover your brand new favourite bottle – take some home to enjoy on your terrace overlooking the Dordogne river. If there's one bit of advice we can give you, make sure there's room in your bags to take a few bottles back!

Facilities

Ideal for Kids • France250 • Villa • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Parties • Private Pool • Wine Tasting • Recommended • Golf Nearby • Fishing • Air-Con • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Saltwater Pool • Ground Floor Bed & Bath • Walk to Restaurant • Pool Safety Feature • Waterfront • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Board games • Babysitting Available • Pool inflatables • Stair gates • High Chair(s)

Interior & Grounds

Villa Interiors

Ground Floor

- Living room with a sofa and two club chairs, wood-burning stove and iPod dock and library. Formal table for four guests
- Open-plan kitchen, well-equipped including gas range oven with 5 hobs, two-door fridge, dishwasher, microwave, toaster, oven, coffee maker and kettle. Table for six guests. Door leads to small side terrace with river views
- Bedroom with air-conditioning, queen-size bed and window overlooking garden
- Bedroom with air-conditioning, twin beds (can be made into a king-size double) and French doors opening up to garden (also can be an independent entrance)
- Bathroom at the end of the hall with bath, hand-held shower and WC
- Guest WC
- Den/TV room or office with pull-out couch and space for a day bed
- Utility room with washing machine and dryer

Wheelchair access may be possible to all rooms on the ground floor via the back door into the den - please enquire.

Upper Level (via staircase from den, low ceilings on the staircase)

- Loft-style bedroom with air-conditioning, queen-size bed and vineyard views. En suite shower room and separate WC

Upper Level (via staircase from living room)

- Master bedroom with air-conditioning, king-size bed and garden view. En suite shower room and WC

Outside Grounds

- Salt-water swimming pool (5x10m) with alarm system and fenced
- Al-fresco dining area
- Handmade iron BBQ and rotisserie
- Gardens
- River access
- Shed (with canoes and kayaks)
- Ping-pong table

Facilities

- High-speed Starlink Wi-Fi
- Air-conditioning in bedrooms
- Satellite TV (inc. English channels)
- iPod dock
- Library including English books and local guides
- Canoes and kayaks

Location & Local Information

The villa is an ideal vacation spot for wine lovers or those in search of a relaxing and memorable holiday in the tranquil countryside of the Bordeaux region.

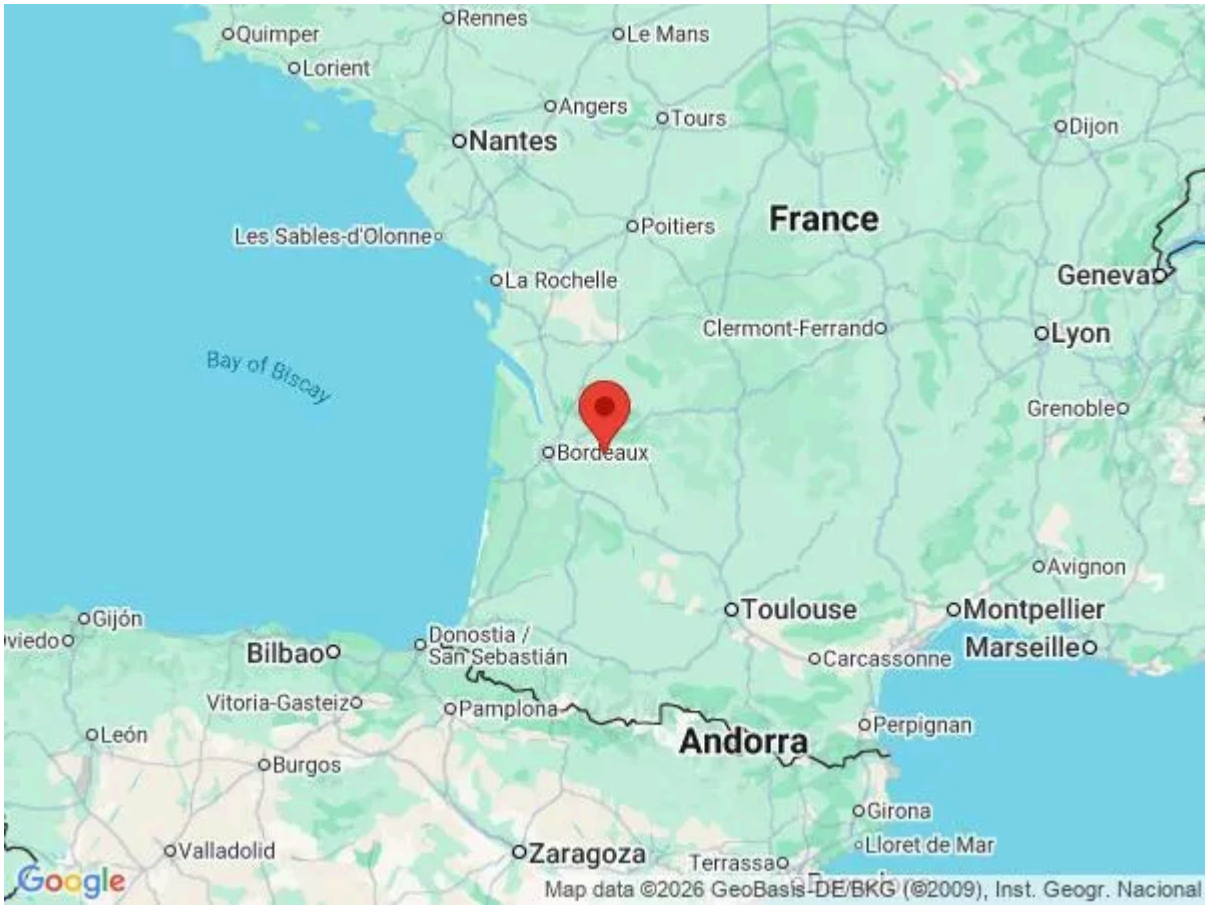
Whether arriving in Bordeaux by air or train, you are less than an hour away from the Villa. Guests can reduce the drive to half an hour by taking the TGV from Paris to Libourne. The quaint town of Saint-Emilion, a UNESCO World Heritage site and obligatory stop for oenophiles (aka wine lovers!), is only fifteen minutes by car.

The fête du vin, held every other June in Saint-Emilion and Bordeaux, is reason alone to visit! The lively town of Castillon-la-Bataille, with twice-weekly markets and larger stores, is only a ten-minute drive away. The region is rich in wine and history, with dozens of medieval chateaux and thousand-year old churches dotting the hillsides. Restaurants running from the basic and hearty to high-end also abound in the area, with a nice mix of family-run establishments serving traditional fare and newer chefs putting a modern spin into their menus.

The quiet riverside village is just a few minutes on foot, with a restaurant, small grocery store and post office. Supermarkets, bakeries, pharmacies and numerous restaurants are within a short drive. A spectacular Bastille Day celebration, annual flea market and myriad of special events take place in the village, including a special Christmas market. During the summer months are three evening markets, where local goods, wine and gifts are for sale - you'll also find some long picnic tables where the community gathers to celebrate well into the night! Luckily, you can just stroll home from the festivities if you're starting to feel the strain of too much food and excellent wine!

Local Amenities

Nearest Airport	**Bergerac Dordogne Périgord Airport (46km)**
Nearest Airport 2	**Bordeaux Airport (69km)**
Nearest Ferry Port	**Saint-Malo (570km)**
Nearest Train Station	**Castillon (9km)**
Nearest Village	**Small riverside village (500m)**
Nearest Shop	**Small grocery store in the village (Short walk)**
Nearest Restaurant	**In the village (Short walk)**



Nearest Supermarket	**Castillon-la-Bataille (8km)**
Nearest Town	**Castillon-la-Bataille (8km)**
Nearest Beach	**Cap Ferret (129km)**
Nearest Tennis	**Near Castillon-la-Bataille (10km)**
Nearest Golf	**Grand Saint-Emilion Golf Club (17km)**
Nearest City	**Bordeaux (60km)**

What we love

- This villa is spoilt with a rare feature - direct access to the river and a floating swimming dock as well as kayaks to use on the Dordogne river
- The impressive approach has you driving in through a large vineyard - the perfect start to your luxury French getaway!
- The house itself is like a 5-star boutique hotel full of original carved stonework and interesting antiques
- Beautiful formal 'parterre' gardens with French antique iron table and chairs which overlook the river for dining alfresco in a romantic and nostalgic setting
- Great for foodies - delicious goat's cheese from a farm only five minutes away, and the renowned wine town of Saint Emilion is only 15 minutes away
- Also, pick seasonal treats from the garden including apples, figs, pears, plums and grapes

What you should know...

- The four bedrooms sleep up to eight guests and a further two guests could sleep in the den on a pull-out couch and day bed.
- The beautiful gardens lead to the river front - the river is clean and enjoyable for fishing or swimming.
- Air-conditioning is featured in the bedrooms only.
- Please note, the walk to the local village has no pavement.

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, including pool towels.

- **Pets welcome?:** Small dogs on request only and with prior agreement with the owner. If accepted, an additional €500 security deposit is payable.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. The owner has informed us that this property may have wheelchair access on the ground floor. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs. Air-conditioning is featured in the bedrooms only.

- **Changeover day:** Saturday from May to October, flexible during all other periods.

- **End of stay cleaning:** Extra €300, paid to Oliver's Travels with the balance. 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.

- **Insurance:** It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.

- **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.