

# Maison Coeur

**Region:** Midi-Pyrenees   **Sleeps:** 10

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## Overview

Maison Coeur was the original farmhouse on what used to be an Armagnac farm in the gorgeous Gers region of South West France – this is Musketeers, foie gras and Grand Armagnac country. The original stables and the original chai (where the Armagnac used to be stored) are still there, whilst the vines immediately surrounding the property have been replaced by fields of maize and sunflowers.

The property has been completely restored and brought back to life by the former owners in 2016 and is now under new ownership.

Maison Coeur is a beautiful spacious property where everything has been thought of, a real home-from-home full of personal touches and homely comforts. Recent upgrades include air-conditioning in the two living rooms, which also provide heat for the cooler months.

The nearest village, only 4km away, is Estang and there you'll find your morning croissants and a lovely restaurant and bar, a butcher, fresh produce and a pharmacy. If you need a large supermarket or other restaurants you need only travel to Cazaubon (13km), Nogaro (12km) or Eauze (23km) and there are some great weekly markets in Eauze, Barbotan and Vic Fezensac.

The area is also famous for the historical racing event held at the Nogaro circuit as well as the biggest jazz festival in Europe held at Marciac every summer.

And for winter getaways, you can be skiing in only two hours when not enjoying the warmth and comfort of the house and its woodburner.

Maison Coeur is a warm and enchanting family home amidst sweeping cornfields, dreamy hills and some of France's most wonderful food and wine. It's not called *Little Tuscany* without good reason!



## Facilities

Ideal for Kids • Villa • Tennis Nearby • Recommended • Wine Tasting • Private Pool • Cots (Cribs) • Great Value • Chef/Cook Available • Ground Floor Bed & Bath • Pool Safety Feature • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • TV • Table Tennis • DVD • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Caretaker/Owner on Site • Xbox/Playstation/Wii • Badminton • Boules/Petanque • Pool inflatables • High Chair(s)

# Interior & Grounds

## Villa Interior (Ground Floor)

Max Cap: 10 (8 adults + 2 children )

- 2 double bedrooms
- 2 twin bedrooms
- 1 shower room
- 1 bathroom with bath and shower (no toilet)
- 1 separate WC
- Large living, dining, kitchen area with woodburner, dishwasher, microwave, oven and coffee machine (10 dining chairs)
- Separate sitting room leading to the terrace, with one sofa and one sofa-bed (for 2 children under 8 years only)
- Utility area with washing machine and tumble dryer

## Outside Grounds

- Swimming pool (5x10 m) with safety alarm (open all year)
- Paved area with sunloungers
- Patio with pool views
- Covered dining terrace with barbecue and pool views
- Garden (1 acre)

## Facilities

- LCD Flat screen TV with French and English channels
- DVD and CD players
- Netflix
- Ping pong table
- *Pétanque*
- Log burner
- Fire wood



# Location & Local Information

Maison Coeur is ideally nestled among the stunning hills and vineyards of the Gers (60km), renowned for its medieval Muskateer history, old bastide towns, restaurants, markets, local vine-yards and Armagnac tasting.

In the local village of Estang (4 km) you will find some small shops, a bar, restaurant and a pharmacy. A post office, public tennis courts, public pool, church, rugby courts and a wine facility can also be reached on foot from the property. For a wider range of facilities including supermarkets and gourmet restaurants, head to the close by towns of Cazaubon (13km), Nogaro (12km) or Eauze (23km).

If you are fan of weekly markets, you won't be disappointed as there are plenty of options in the surrounding villages: Eauze, Barbotan and Vic Fezensac are just a few examples.

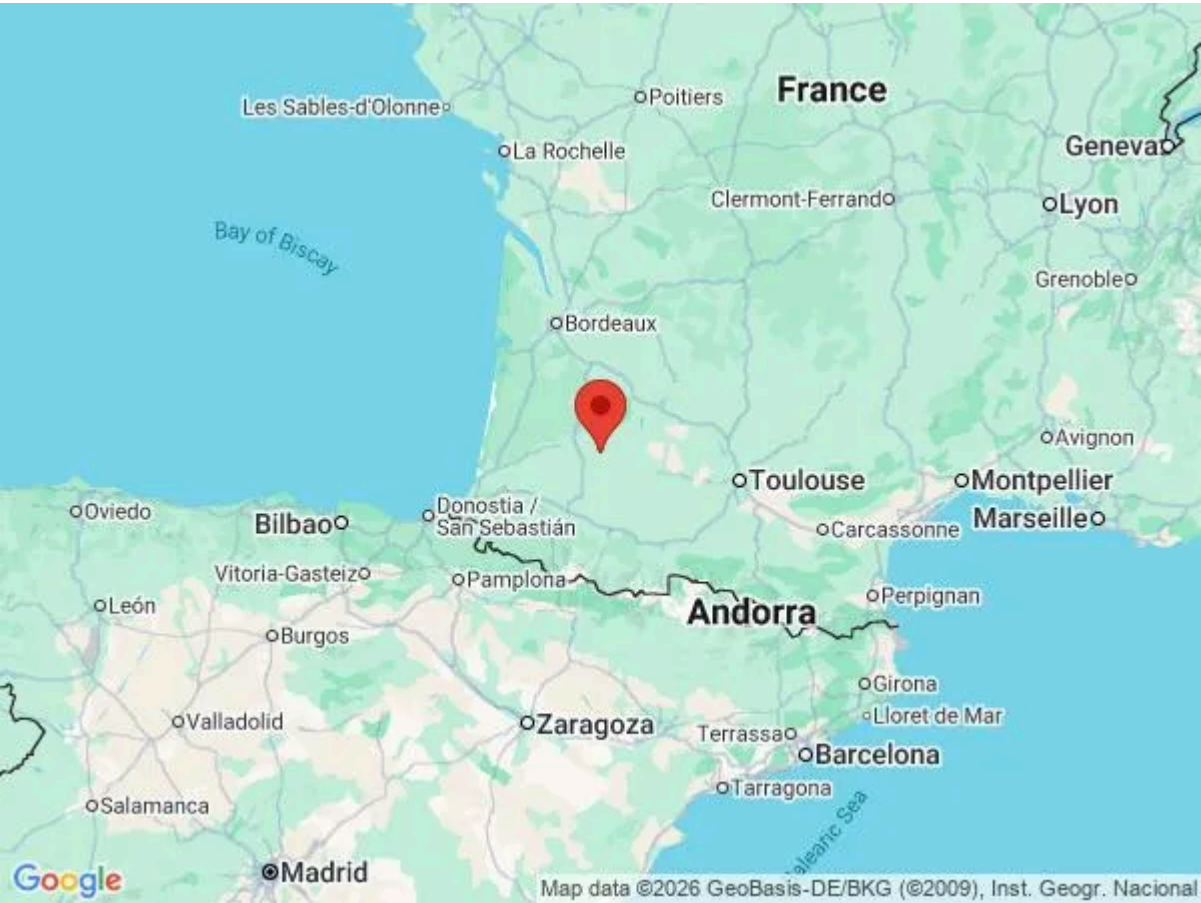
The popular motorsport race track Circuit Paul Armagnac is located in Nogaro.

Spring is a very interesting time of the year with several cultural and music events taking place in the whole region.

The exciting mixture of the Gascony, Latin, jazz and country traditions means there's always something to suit all tastes!

## Local Amenities

|                     |                             |
|---------------------|-----------------------------|
| Nearest Airport     | Pau Pyrénées Airport (73km) |
| Nearest Bar/Pub     | Estang (4 km)               |
| Nearest Restaurant  | Estang (4 km)               |
| Nearest Supermarket | Cazaubon (15km)             |
| Nearest Tennis      | (walking distance)          |
| Nearest Town/City   | Cazaubon and Nogaro (13 km) |
| Nearest Village     | Estang (4km)                |



## What we love

- The property and its owners, along with Oliver's Travels were featured in the UK TV show, A New Life in the Sun!
- Maison Coeur has been lovingly restored and decorated with the heart and is full of personal touches making it feel like a real home away from home
- The setting feels very private and tranquil
- The lovely covered terrace with barbecue is perfectly positioned for keeping an eye on the pool area at the same time
- A local chef is available for guests who would like to relax and have meals prepared for them at home, and many other extra services are also available
- Maison Coeur is perfect for families but also for couples

## What you should know...

- The owners live in a totally separate house just before the entrance to Maison Coeur with their dogs, which are kept away. They are very charming and helpful and full of local knowledge should guests require their help and they ensure that everything is kept in perfect order.



# Terms & Conditions

- **Security deposit:** £400 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, up to 8KW/day. Extra usage will be charged based on consumption.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a higher security deposit and a pet supplement may apply (paid locally).
- **Other Ts and Cs:** The property sleeps maximum 8 adults and 2 children.
- **Changeover day:** Saturday during peak season. Flexible during all other periods.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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:** Weddings are welcome. Stag and Hen parties can be arranged on request.
- **Minimum stay:** 7 nights during peak season. 3 nights during all other periods.
- **Heating costs included?:** Yes, up to 8KW/day. Extra usage will be charged based on consumption.