Chateau Seyches

Region: Aquitaine **Sleeps:** 10

Overview

Situated in a peaceful rural location of Lot-et-Garonne and adjoining Aquitaine and the Dordogne, Chateau Seyches is a light, bright and charming turreted chateau from the early 18th century with beautiful countryside views.

The house sleeps up to 10 guests in total comfort and has five bedrooms, one bathroom and three shower rooms. It is lovingly furnished to a very high standard, with a tasteful mix of antique and contemporary furniture. It is full of period features without sacrificing any homeliness, comfort or charm.

A north facing terrace at the back of the house (as well as the sumptuous acre of grounds surrounding the house) provide plenty of sunny and shaded outdoor space. This is one chateau that's primarily designed to be flexible - there are plenty of areas for play, where families can enjoy each other's company, as well as quieter nooks for those who prefer to read a book or snooze in peace.

Set in three hectares of grounds and farmland, Chateau Seyches boasts stunning country views. The house is surrounded by its gardens and mature trees, and the pool faces south to ensure it gets as much of the glorious French sunshine as possible!









Facilities

Pure France • Chateaux & Castles • Ideal for Kids • Walking/Hiking Paths • Golf Nearby • Fishing • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Cots (Cribs) • Heated Pool • Ideal for Teens • Chef/Cook Available • Ground Floor Bed & Bath • Pool Safety Feature • Heritage Collection • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • DVD • Heating • Board games • Babysitting Available • Swings • Pool inflatables • High Chair(s)

Interior & Grounds

Chateau Interiors

Ground Floor

- Kitchen, well-equipped with dining table
- Formal dining room, doors leading outside
- Living room, doors leading outside
- Study with a double sofa-bed
- Shower room
- WC

First Floor

- Bedroom with King-size bed and en-suite shower room
- Bedroom with super King-size bed (can be made into two single beds)
- Double bedroom
- Twin bedroom
- Bathroom with shower, WC

Second Floor

- Master suite with King-size bed, en-suite bathroom and sitting room

Outside Grounds

- Heated pool (11mx4.5m, depth: 1.5m) with alarm, open approximately April to end-September
- Garden
- Pergola and al fresco dining area
- Sun loungers
- Barbecue









Location & Local Information

Chateau Seyches enjoys a tranquil and relaxing location with pretty views, yet is only 4km from the pretty village of Seyches and 12km from the bustling town of Marmande. Large hypermarkets, retail stores and weekly markets are all within a 15 minute drive.

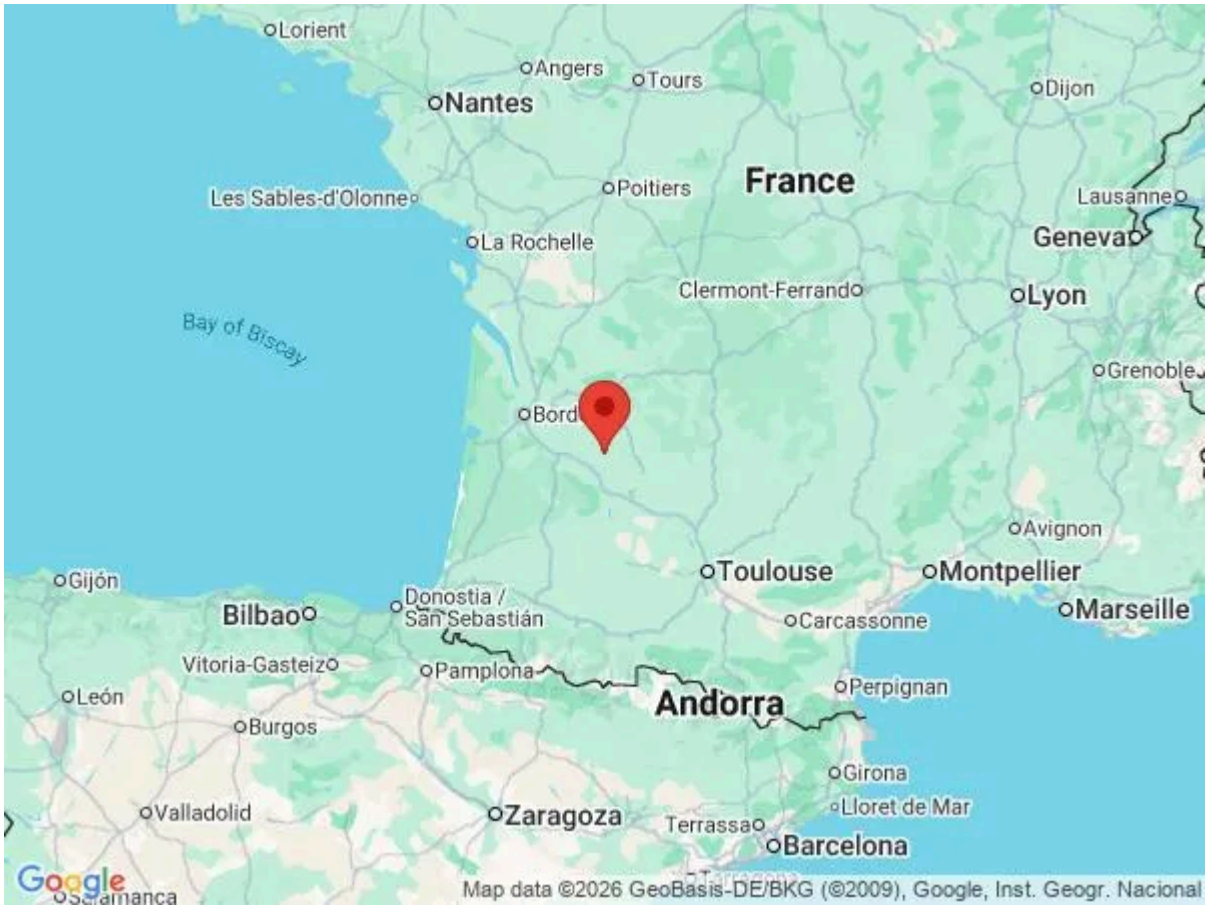
There are several local boulangeries in the village of Escassefort only 2km away, while a choice of restaurants awaits you in Escassefort, Seyches and Marmande.

The chateau is ideally located for exploring the gastronomic delights of Aquitaine, the beauty of the Dordogne and Lot-et-Garonne. The Bordeaux vineyards are within easy reach - Unesco World Heritage St. Emilion wine area is less than an hour away, and highly recommended for a day out. The Perigord truffle region is also close by for those who are into true foodie luxury! There are many beautiful castles such as Duras and medieval bastides (fortified towns) such as Issigeac (37km) nearby. The beautiful city of Bordeaux, the 'pearl of Aquitaine', is an hour away and the stunning Atlantic Coast beaches around Arcachon are also within easy reach.

There are plenty of dining options as you are at the doorstep of fine wine and foie gras country. Horse riding is possible at a stables just outside Escassefort, while a host of hobbies including tennis, fishing, flying lessons, swimming and kayaking can all be catered to nearby. Golf and flying clubs are within 15 minutes driving distance.

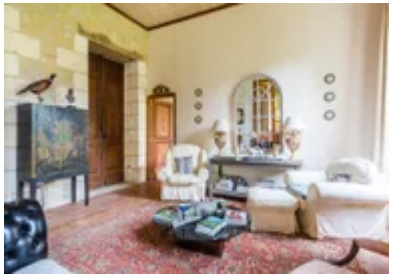
Local Amenities

Nearest Airport	**Bergerac (41-45 km)**
Nearest Village	**Escassefort (2km)**
Nearest Town/City	**Marmande (13 km)**
Nearest Restaurant	**Escassefort (2km)**









Nearest Bar/Pub	**Escassefort (2km)**
Nearest Beach	**Arcachon (Over 100 km)**
Nearest Golf	**Golf De Marmande (13 km)**
Nearest Supermarket	**Casino (8km)**

What we love

- A peaceful, relaxed rural setting with all the benefits of lively surroundings - there are amazing weekly markets and all the amenities of a medium-sized town only ten minutes drive away.
- A huge, spacious property that's always bright and full of sunshine.
- This is chateau living on an intimate, smaller scale - a mix of the best bits of a chateau and a villa!

What you should know...

- It's an old building with high ceilings, so there's lots of stairs - but there is accommodation on the ground floor for those who might be challenged by a staircase.
- The rural location means the driveway is adjacent to a farm.
- The nearest village is 2km away.

Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner one month before 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €60 will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €300, payable 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?:** Not allowed.

- **Other 2:** The owner has informed us that this property has wheelchair access. 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.

- **Minimum stay:** 6 nights in peak season (July to early-September & Christmas/New Year), 4 nights in mid season (April to Jun & early September), and 2 nights during other periods.

- **Heating costs included?:** Yes.

- **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 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).

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open from approximately April to October. 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.