

Le Miroir D'Eau

Region: Dordogne **Sleeps:** 8

Overview

Le Miroir D'Eau is an exquisite French home with wonderful countryside views just over ten minutes from the stunning Dordogne river. With four beautiful bedrooms and a sparkling private swimming pool, this immaculate yet characterful house is everything you could hope for your holiday in this captivating region.

Set at the end of a charming hamlet of honey-coloured houses, Le Miroir D'Eau has been recently renovated yet still maintains so many traditional features such as the cool terracotta floors, wood beamed ceilings and thick stone walls. The light and airy living room allows guests plenty of space to relax or you can step through the French doors straight to the tranquil gardens. The kitchen is a chef's delight with hand-made units and Corian worktops leading straight to the dining room, perfect for dining by candle-light with good friends and wine. The four pretty bedrooms each have their own bathrooms, all newly renovated, some featuring the finest travertine tiles.

Whether you are staying with friends or family, the landscaped gardens make outside living a joy on the lovely terraces, overlooking the swathes of lavender by the swimming pool or seeking solitude in the summer house. The summer kitchen with its sink, fridge and al-fresco dining table is the ideal place to savour the gastronomic delights you have picked up from one of the many local markets.

This is a great location near both the Vézère and Dordogne rivers, an area full of pretty medieval villages, fine wines, truffles, vibrant local markets, canoeing on the rivers and unspoilt views of stunning countryside. The nearest village of Sainte-Alvère is about five minutes drive away where you will find a restaurant and small supermarket or head to Le Bugue (7km) on the Vézère riverside which has a fantastic market on a Tuesday. The pretty Dordogne village of Limeuil and Tremolat are also within a short drive and enchanting places to visit.

Other magical trips out should include sampling the delicious black truffle in the city of Périgueux, heading east to the exquisite town of Sarlat or simply exploring some of France's *Plus Beaux Villages* along the Dordogne such as La Roque Gageac, Beynac and Castelnaud-la-Chapelle. Not forgetting the beautiful city of Bergerac with its unmissable *Maisons de Vins*.

Yet despite this prime position, it will be hard to leave your charming home and glorious gardens and pool, the perfect place to totally unwind and relax during your time in the Dordogne.



Facilities

TV • Coffee Machine • Cycling • Tennis Nearby • Canoeing/Kayaking • Watersports • Horse Riding • Villa • Walking/Hiking Paths • Fishing • Air-Con • Golf Nearby • Washing Machine • Wi-Fi/Internet • Private Pool • DVD • Aquarium • Caves/Pre-historic site • Water park • Forest park/High-rope course • Board games • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Tumble Dryer • Dishwasher • Microwave • Parking Space

Interior & Grounds

Villa Interior

- Living room with sofas, open-fire-place with doors leading out to gardens and covered terrace
- Open-plan kitchen-diner, well equipped including dishwasher, fridge and wine fridge plus breakfast table and dining table
- Shower and laundry room with washing machine, dryer and WC

First Floor

- Tower study (via separate staircase)
- Two double bedrooms (160cm x 190cm), each with own bathroom (via staircase in the kitchen)
- Two double bedrooms (160cm x 190cm), each with own bath/shower room (via staircase from dining room)

Outside Grounds

- Swimming pool (10 x 5m) with pool alarm security system
- Summerhouse
- Summer kitchen with sink, fridge and covered terrace with al-fresco dining table
- Terraces and gardens
- Gravelled parking for up to three cars

Facilities

- TV with some English-speaking channels
- Radio with iPod dock
- Bose CD player
- Printer
- Scanner
- Library
- Wine fridge
- Air-conditioning in office and all bedrooms
- Telephone (payable locally)



Location & Local Information

The Dordogne is known as the valley of 1000 chateaux with endless pretty medieval villages, fine wines, truffles, local markets and spectacular valleys and rivers. Both the Vézère and the Dordogne rivers offer great kayaking, canoeing and unparalleled views of the countryside.

The nearest facilities are in the pretty village of Sainte-Alvère (4km) where you will find a small supermarket, shops and restaurant. Nearby Le Bugue (7km) is a charming market town on the Vézère riverside with narrow winding streets to explore and beautiful buildings to admire. Visit on a Tuesday to experience the bustling market day, then hire canoes on the river or enjoy lunch in one of the many lovely restaurants. The pretty Dordogne village of Tremolat is also within a short drive and another enchanting place to visit.

The Dordogne and Vézère rivers host a wealth of beautiful villages and towns, many of them classed as France's Plus Beaux Villages such as glorious Monpazier, a bastide town dating back to the 13th century. To the north you have the sophisticated small city of Périgueux, famous for its amazing black truffles and to the east should visit Sarlat with its maze of medieval narrow streets, lovely squares and amazing restaurants. Not forgetting beautiful Bergerac to the west with its medieval architecture, narrow streets of boutiques and great restaurants as well as the unmissable Maisons de Vins.

Other magical day trips include the Lascaux caves, just outside Montignac and beautiful Limeuil, where the Vézère meets the Dordogne and you can paddle by the river beach or enjoy some fine views from Parc Limeuil after wandering through the delightful village. In addition, head to La Roque Gageac, Château de Beynac or Castelnaud-la-Chapelle for a remarkable day out in the Dordogne.

The whole region is a true haven for nature and sport lovers alike offering a wide array of outdoor activities, from horse-back riding, to tennis, mountain-biking, golfing and watersports, not to mention the number of hiking and



fishing opportunities in the area. Children will love the nearby waterparks, visiting the Aquarium du Perigord Noir, exploring prehistoric caves and historic castles or even a magnificent hot air balloon ride across the stunning region. The more adventurous may enjoy go-karting just south of Périgueux or tree-top activities in the forests near Sarlat.

Local Amenities

Nearest Airport	Bergerac/Brive/Bordeaux (32km/112km/152km)
Nearest Town/City	La Bugue (7km)
Nearest Supermarket	Saint Alvere/Le Bugue (4km/7km)
Nearest Village	Saint Alvere (4km)
Nearest Restaurant	Saint Alvere (4km)
Nearest Golf	Golf of Marterie (11km)
Nearest Tennis	Tennis Club Buguois (10km)

What we love

- The home has been beautifully restored including a gorgeous new kitchen and bathrooms, yet retains so many wonderful traditional features
- The glorious gardens feature a summer house and outdoor kitchen, as well as the 10m long swimming pool with countryside views
- It's just over ten minutes to the captivating Dordogne River, plus so many pretty villages so near
- The famous Dordogne towns and cities of Sarlat, Périgueux and Bergerac are all easily reached for some stunning day-trips

What you should know...

- Please note that your booking will only be confirmed once we have checked availability with the owner.
- 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.
- Air-conditioning is available in the bedrooms and office.
- Due to the lovely traditional thick stone walls the Wi-Fi can be patchy in some rooms and should only be used for holiday use as the speeds may be too slow for streaming etc.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card 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.
- **Linen & towels included?:** Yes. Mid-stay linen change on Monday also included for stays of two weeks or more.
- **Pets welcome?:** One small dog accepted and by prior arrangement with the owner, at the time of booking. €30 supplement payable locally.
- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. Air-conditioning is available in the office and all bedrooms. Please note that your booking will only be confirmed once we have checked availability with the owner. High chairs and cots are available for hire at a cost of €25 per week (limited availability, to be pre-booked). 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.
- **Changeover day:** Saturday. Other days may be possible on request in mid-season (end of May-mid July & September, approximately)
- **End of stay cleaning available?:** Yes and mid-stay clean on Monday included for stays of two weeks or more. However, 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Other 2:** 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.
- **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.
- **Minimum stay:** 7 nights during high season - short stays may be possible on request outside of this period.
- **Heating costs included?:** Yes. Included in low season. From end of May to end of September, heating is on request and at a supplement.
- **Tax:** French Visitors Tax payable on booking confirmation (typically costs €2-€5 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.