

Maison Douce

Region: Dordogne **Sleeps:** 8

Overview

In a tiny hamlet in southern Dordogne, just a short drive from 13th century Monpazier, one of France's *Plus Beaux Villages*, is the beautiful Maison Douce, a charming four bedroom family home with its own lovely swimming pool.

Head through the heavy oak door and you will immediately feel the warm ambience of this old stone house. The owners have recently renovated it to a high standard with great style and attention to detail. The comfortable sitting room is full of character with its exposed stonework, a grand fire-place and wood beamed ceilings whilst the immaculate kitchen-diner, with its impressive range style cooker, is the perfect place to meet for a convivial meal, tasting fine wines from the region. The four bedrooms on the lower and upper floors are individual in style with pretty details, lovely artwork and good quality furnishings, making this a wonderful place for families or friends.

Outside you can dine in the characterful shade of the large barn, with two open sides, whilst kids can use it a space to play or head over to the inviting swimming pool, surrounded by laurel hedges and lavender. Hear the sounds of nature around you as you relax on the wonderful poolside terrace.

This is a great location in the Dordogne, an area full of pretty medieval villages, fine wines, truffles, vibrant local markets, canoeing on the river and unspoilt views of stunning countryside. Maison Douce is in a tiny hamlet of characterful houses, about 5km away from the nearest town of Cadouin, a beautiful place famous for its abbey. In the summer you should head to the small village of Saint-Avit-Sénieur, where there are summer concerts in the ruins of the old abbey or experience the weekly night market in the lovely bastide town of Beaumont for a truly atmospheric experience.

Other magical trips out should include sampling the delicious black truffle in the city of Périgueux, heading north over the river 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, all within easy reach. Not forgetting the nearby beautiful city of Bergerac with its unmissable *Maisons de Vins*.

This immaculate home is full of the character and charm you would expect from this captivating region, it really is a wonderful place from which you can explore the glorious Dordogne.

Facilities

Wi-Fi/Internet • Great Value • Watersports • DVD • Rural Location • Cots (Cribs) • Private Pool • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Smart



TV • Heating • High Chair(s) • Canoeing/Kayaking • Walking/Hiking Paths
• Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages •
Historical Sites

Interior & Grounds

Villa Interior

Ground Floor

- Formal sitting room with sofas, TV and open fire-place
- Kitchen-diner, well equipped including large range style cooker, dishwasher and microwave and features doors to front courtyard
- Utility and laundry room with doors leading to front courtyard
- Lounge/TV room
- WC

Lower Floor

- Double bedroom with en-suite bath/shower room and separate WC
- Doors leading to rear garden and pool

First Floor (right-wing)

- Bedroom with three kid's beds

First Floor (left-wing)

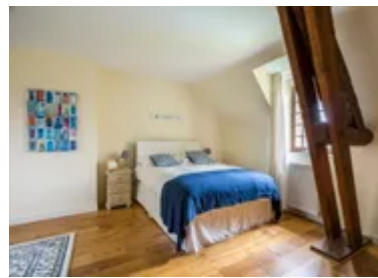
- Two double bedrooms one with a baby bed
- Bathroom
- WC

Outside Grounds

- Private swimming pool (9.5m x 4m) with security cover
- Poolside terrace
- Pool house with WC
- Small lawned area by pool. *NB You have to cross a little path (shared with your other neighbour) to get to your private enclosed swimming pool area*
- Large barn, partly open on two sides, can be used for covered outdoor dining and play area
- BBQ

Facilities

- Wi-Fi
- Smart TV
- CD + DVD player
- DVD for children in english
- Books
- Children games and books
- Washing machine and dryer
- Barbecue



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. The Dordogne river offers great kayaking, canoeing and unparalleled views of the countryside.

Maison Douce is located in a tiny hamlet in southern Dordogne. The nearest village is Cadouin (5km), famous for its abbey, where you will find some small shops and restaurants, or you can head to the small village of Saint-Avit-Sénieur, where there's a café-brasserie and summer concerts in the ruins of the old abbey. Further north is Le Buisson (9km) with supermarkets and other town facilities, plus places to swim in the Dordogne, or you can head to Beaumont (14km), a lovely bastide town with further restaurants and some nice little shops and galleries. In the summer check out the weekly night market for an atmospheric and truly Dordogne experience.

The Dordogne region hosts a wealth of beautiful villages and towns, many of them classed as France's *Plus Beaux Villages* such as glorious Monpazier (9km), 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 north-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 as well as the unmissable *Maisons de Vins*. Combine with charming Issigeac, another charming medieval village en route.

Other magical day trips include the Lascaux caves, just outside Montignac and beautiful Limeuil, where the Vézère river 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. Teens will love the nearby waterparks, visiting the Aquarium du Perigord Noir in Le Bugue, 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 Village	Cadouin/Le Buisson (5km/9km)
Nearest Supermarket	Le Buisson, Monpazier (9km)
Nearest Town/City	Beaumont (14km)



Nearest Restaurant	Cadouin (5km)
Nearest Shop	Cadouin (5km)

What we love

- The swimming pool is lovely, surrounded by laurel hedges and a sun terrace plus a pool house
- There's a large barn outside which is perfect for al-fresco dining or as a play area for kids
- In southern Dordogne, you are only 9km from glorious villages such as the 13th Century Monpazier, one of France's *Plus Beaux Villages*
- The famous Dordogne towns and cities of Sarlat, Périgueux and Bergerac are all easily reached for stunning day-trips

What you should know...

- 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.
- Due to the lovely countryside location of Maison Douce, chickens and cockerels are kept nearby and may be noisy early in the mornings.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- The bedroom configuration is three doubles and one twin, including a lovely family bedroom with twin beds and a cot.
- You have to cross a little public path to get to the enclosed swimming pool area.
- 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:** €1000 charged to clients' credit card prior to arrival.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Mid-stay linen change on Monday also included for stays of two weeks or more.
- **Pets welcome?:** On request only and by prior arrangement with the owner. Please enquire at the time of booking.
- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. 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:** All days except Sundays.
- **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.
- **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.
- **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.