

Maison Grandiose

Region: Dordogne **Sleeps:** 10

Overview

With lovely views of the surrounding countryside, Maison Grandiose is a very special home in a beautifully secluded spot. Yet you are only minutes by car from the idyllic village of Limeuil, where the Vézère and Dordogne rivers meet and the charming market town of Le Bugue.

Drive down the long lane and you are greeted with a grand stone entrance, leading to the courtyard and picturesque stone house. Step inside to superb living space with a wonderful sitting room with wood-burning stove and an amazing kitchen-diner where you can cook up a feast using local delights from the nearby market. In the summer open up the French windows as you dine with family and friends or cosy up by the wood-burning fire in cooler evenings.

Each of the four air-conditioned bedrooms in the main house opens up to the lovely stone terrace that surrounds the delightful home whilst the fifth bedroom is in a separate studio-style cottage (included in the 10-person rate only) featuring a romantic roll-top bath plus its own small kitchen and living area.

Head down the steps to the glorious swimming pool with so much space for bathing in the sun or dining al-fresco by the summer kitchen.

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. Head to the bustling market on a Tuesday in Le Bugue on the Vézère river, your nearest town with charming shops and excellent restaurants. Also, nearby is 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.

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 it will be hard to tear yourself away from this beautifully cared for home with its vast grounds, a glorious swimming pool and picturesque surroundings.



Facilities

Ground Floor Bed & Bath • Villa • Cycling • Tennis Nearby • Historical Sites
• Canoeing/Kayaking • Watersports • Horse Riding • Walking/Hiking Paths

• Wi-Fi/Internet • Golf Nearby • Air-Con • Fishing • Wine Tasting • Private Pool • Maid Service Available • Great Value • Rural Location • Cots (Cribs) • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • <1hr to Airport • Satellite TV • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

- 1) Main House only (8-person rate)
- 2) Main House and Studio Cottage (10-person rate)

Main House Interiors

Ground Floor

- Sitting room with wood burning stove and doors leading to terraces
- Kitchen-diner with snug area and wood burning stove. Kitchen well equipped including dishwasher and microwave
- Laundry room
- Two double bedrooms (with queen-size bed) and French doors leading to terrace
- Twin bedroom with French doors leading to terrace
- Shower room and WC
- Separate WC
- Master bedroom with queen-size double bed and en-suite shower room

First Floor (via hand crafted staircase)

- Office with sitting area

Studio Cottage Interior (15m2)

- Sitting area and corner kitchen
- Open-plan bedroom area with a double bed (160cm) and en-suite bathroom with large shower, bathtub, sink and WC. Doors leading to terrace

Outside Grounds

- Private heated swimming pool (10mx5m) with safety alarm
- Pool house with summer kitchen
- Al-fresco dining area
- BBQ
- Part covered terrace by house with garden views
- Gardens and woods (with steps)
- Car parking outside for several cars

Facilities

- Wi-Fi
- Heating
- Air-conditioning (in main house bedrooms and sitting area only)
- TV with some English channels
- Stereo and CD player
- Washing machine and dryer



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.

It's a short drive to Le Bugue (7km) where you can pick up bread from the boulangerie, find pretty patisseries, discover new wines in one of the finest wine caves in the region and dine in excellent restaurants. There is also a good choice of supermarkets, banks and other town facilities. Don't miss the bustling market on a Tuesday where you can pick up local produce to cook up a feast to serve on your poolside terrace.

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. Nearby is 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. The pretty Dordogne villages of Tremolat, with its Michelin starred restaurant, is also within a short drive and an enchanting place to visit.

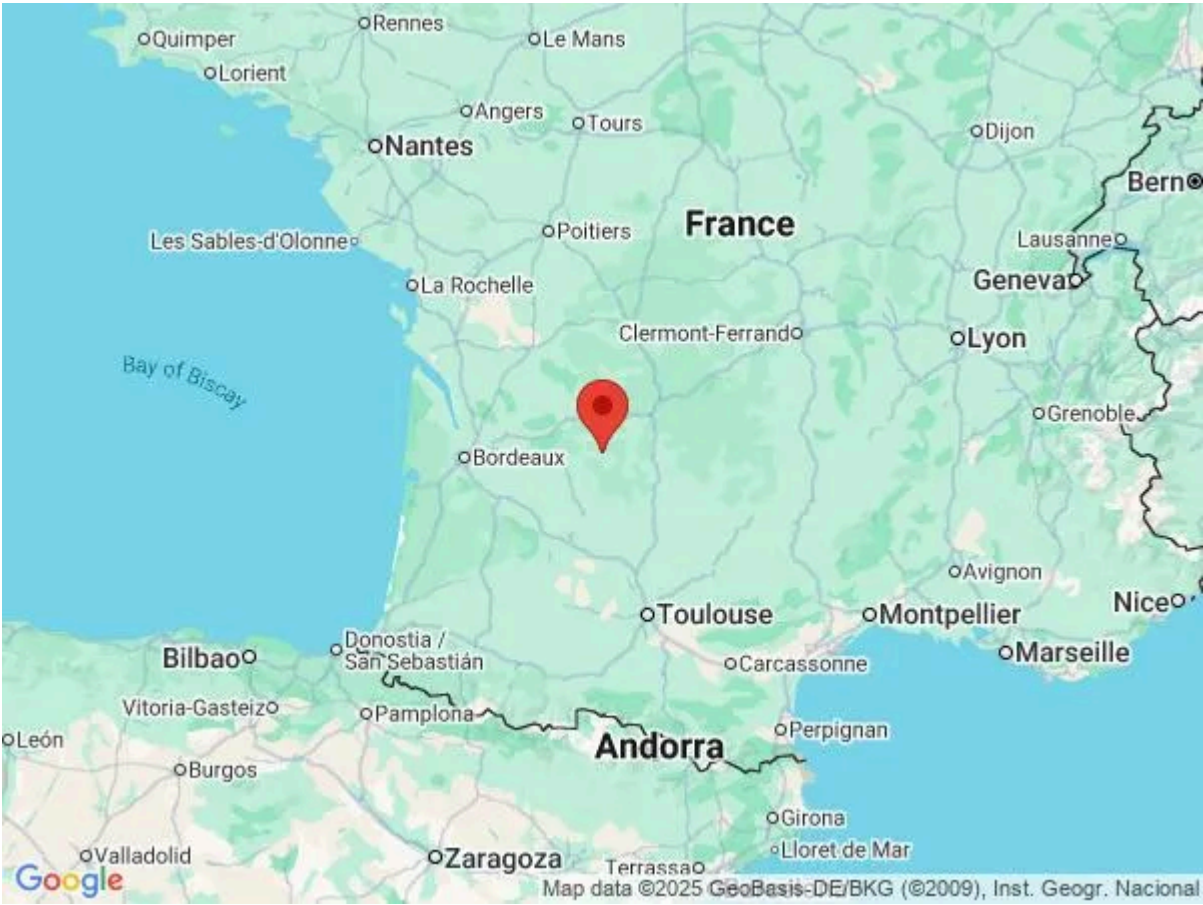
The Dordogne region hosts a wealth of beautiful villages and towns, many of them classed as France's *Plus Beaux Villages* such as glorious Monpazier, a bastide town dating back to the 13th century. To the north you have the sophisticated small city of Périgueux, famous for its amazing black truffles 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 or 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 and a nearby pony club 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 and Jungle Golf 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 or Bergerac.

Local Amenities

Nearest Town/City	Le Bugue (7km)
Nearest Airport	Bergerac/Brive/Bordeaux (45km/66km/185km)



Nearest Village	Limeuil (5km)
Nearest Supermarket	Le Bugue (7km)
Nearest Restaurant	Le Bugue (7km)

What we love

- In an elevated position, the house has lovely countryside views
- Each of the four bedrooms in the main house have pretty French doors leading to the terrace that surrounds the home
- Beautiful Limeuil, the Vézère meets the Dordogne, is only a few minutes by car
- The famous Dordogne towns and cities of Sarlat, Périgueux and Bergerac are all easily reached for stunning day-trips

What you should know...

- The 8-person rate is for the main house only (four bedrooms, two shower rooms) whilst the 10-person rate also includes the studio-style cottage (home to the fifth bedroom and a bathroom).
- Air conditioning is only available in the bedrooms and sitting area of the main house (not in the cottage annexe).
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner

Terms & Conditions

- **Security deposit:** €1500 charged to the 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, excluding pool towels. Mid-stay linen change on Monday also included for stays of two weeks or more.

- **Pets welcome?:** No.

- **Other Ts and Cs:** Weddings, stag/hen parties and other celebrations are not permitted. High chairs and cots are available for hire at a cost of €25 per week (limited availability, to be pre-booked). Please note that your booking will only be confirmed once we have checked availability with the owner. Air-conditioning is available in all bedrooms and sitting area of the main house only. There is no air-conditioning in the studio-style cottage annexe. 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. 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. The 8-person rate is for the main house only (four bedrooms, two shower rooms) whilst the 10-person rate also includes the studio-style cottage (home to the fifth bedroom and a bathroom).

- **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.

- **Pool heating charge?:** No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** French Visitors Tax payable on booking confirmation (typically costs €2-€10 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.