Manoir Les Deux Fonds

Region: Le Mans **Sleeps:** 14

Overview

In the glorious Sarthe valley, surrounded by rivers and wonderful countryside, is the elegant Manoir Les Deux Fonds. With eight bedrooms sleeping up to 14 guests, a heated swimming pool and vast gardens, this is a picture perfect place to relax and explore this charming region of the Loire valley.

As soon as you walk in the elegant entrance hall you will be taken aback by the beautifully tiled floors and the exquisite spiral staircase. This is the owner's home, dating back to the nineteenth century and they have decorated and styled it with refined taste and charm. There is an elegant yet warm ambience and throughout the manor house you can see the owner's passion for hunting, with many trophies and paintings on display.

You will feel instantly at home with the sumptuous living room, the classic and comfortable library and the light and airy billiard room. Keen cooks are given plenty of space in the welcoming French kitchen whilst the six doubles, single and master bedroom have pretty furnishings and lovely features, some with glorious garden views through the traditional French windows. Roll-top baths and immaculate shower rooms add to the refinement and sophistication of this unique and lovely manor house.

Long leisurely lunches can be spent under the shade of the century old trees eating fine local food with friends and family, with the sounds of the river flowing at the end of the garden. A wonderful place to relax, read a book, bathe in the sun and swim in the stunning heated swimming pool.

The Sarthe valley is full of charming villages, characterful towns, wonderful markets and beautiful countryside as well as the idyllic Sarthe river. There are some lovely nature walks near the small local village of Avoise, just over 2km away, or head a little further to the bakery, shops and cafes in the riverside town of Parcé-sur-Sarthe. Hear the old community of monks chant in the world famous Abbey Saint-Pierre of Solesmes, just 10km by car, or take a boat ride along the river in lovely Sablé-sur-Sarthe. Activity lovers will appreciate the golf, horse-riding and tennis nearby whilst there are some brilliant hikes and cycle routes in the region.

This is a remarkable area to explore, whether you head north to nearby Le Mans with its beautiful old town or south to the thriving University city of Angers. The magnificent castles of the Loire Valley can be explored or hop on a train in nearby Sablé-sur-Sarthe to the amazing city of Paris in just over an hour by TGV. If you are feeling adventurous then you could even head to Normandy in a day to visit the D-Day beaches or Mont-Saint-Michel.

In this brilliant location, not so far from Paris and north-western France, you also surrounded by rolling countryside, charming towns and picturesque rivers. Yet there's no doubt that when you are residing in your 19th century *manoir* you will feel a million miles from anywhere in its sophisticated and calming surroundings.







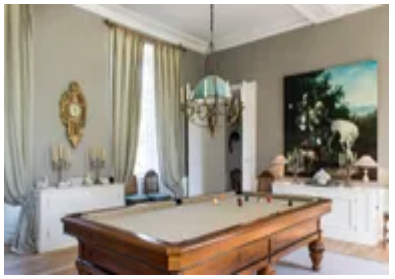


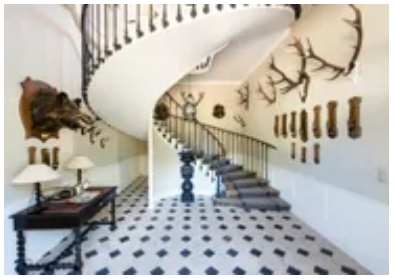
Facilities

Private Pool • Walking/Hiking Paths • <1hr to Airport • Ideal for Kids • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Recommended • Chateaux & Castles • Fishing • Golf Nearby • Chef/Cook Available • Ideal for Teens • Has Discount • Has Offer • Special Offer • Maid Service Available • Heated Pool • Cots (Cribs) • Pool Safety Feature • Heritage Collection • Wi-Fi/Internet • Rural Location • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Indoor Games • DVD • Satellite TV • Outdoor Games • Caretaker/Owner on Site • Babysitting Available • High Chair(s)

Interior & Grounds









Manoir Interiors

Ground Floor

- Entrance hall with wide spiral staircase (leading to Wing I of first floor)
- Lounge
- Billiard room
- Library with sofas and TV
- Large kitchen with breakfast table, adjoining smaller second kitchen
- Hunting room with table, benches and door leading outside (and narrow stairs leading to Wing III of first floor)
- WC
- Laundry room

First Floor (the first floor is connected via a hallway with steps separating each wing)

First Floor Wing I (reached via main spiral staircase)

- Bedrooms 1 and 2 with queen-size double beds
- Family bathroom with shower, sink and WC
- Master bedroom with queen-size four-poster double bed and en suite bathroom with shower, two sinks and WC
- Single bedroom with single bed

First Floor Wing II (connected to Wing I and Wing III by steps)

- Bedrooms 3 and 4 with queen-size double beds
- Family bathroom with bathtub, walk-in shower, sink and WC
- Bathroom with shower, sink and WC
- Office area (part of the hallway leading to Wing III)

First Floor Wing III (reached via narrow steps from the hunting room)

- Bedroom 5 with queen-size double bed and small windows
- Bathroom with bathtub, hand-held shower and two sinks
- Extra quad bedroom (not shown on 3D tour) with two sets of bunk-beds (best suited to children)

Outside Grounds

- Private heated swimming pool (size: 15 x 5m/depth: 1.10m - 1.5m/shape: rectangular) with rolling shutter, open from approximately mid-May to end-October.
- Gardens
- Al-fresco dining table and chairs
- Barbecue
- River running through the grounds
- Off road parking

Facilities

- Wi-Fi
- Heating

- Decorative fireplace
- Billiard table (on request only and not available to children)
- Ping-pong
- Toys
- TV
- DVD player
- I-pod docking station
- Washing machine
- Tumble dryer
- Iron and ironing board

Location & Local Information

The region of Sarthe is brilliantly located in the eastern Loire, not so far from both Paris and the ferry ports towards the north-west. It is full of charming villages, characterful towns, wonderful markets and beautiful countryside as well as the idyllic Sarthe river.

The *manoir* is just 2km away from the little village of Avoise on the river Sarthe. There are some pretty nature trails and gentle walks around the village and surrounding countryside and you can also visit the village's old *lavoir*.

Your nearest shops, bakery, cafes and restaurants are in Parcé-sur-Sarthe (6km), a characterful village just a short drive away, following the river eastwards. Nearby, just to the north of Avoise, is *Asnières*-sur-Vegre, a small 'village of character' on the river Vegre with some beautiful buildings, old churches and the lovely Jardin Mosaïque. Sablé-sur-Sarthe (14km) is another lovely town where you have a greater choice of facilities and restaurants and you can take a river boat on the Sarthe. Here is there is also a train station where you can get the TGV to Paris in just over an hour.

Solesmes (10km) is a pretty place to explore yet the main attraction is the Abbey Saint-Pierre of Solesmes, one of the most substantial Benedictine abbeys in the world. Originally dating back to 1010, the current community of monks has been established there since the early 20th century and the abbey church is open to visitors where you can hear the Gregorian chants.

One of the best michelin starred restaurants in the area is located in la Fleche, just 30mins away.

There is plenty in terms of activity with horse-riding within a short drive, golf and tennis within fifteen minutes and lots of wonderful walks and hikes in the region. Kids will love La Fleche zoo (33km) or the nearby Manoir de la Cour (4km), a child friendly history museum in *Asnières.* Those looking to explore the great chateaux of the Loire Valley shouldn't miss Le Château du Lude (50km) or the magnificent Château de Villandry (102km) amongst many more.

Famous Le Mans (44km) is the most famous highlight of this area. It is of course well known for hosting the annual racing event, yet the city has so much more to offer. The old town has cobbled streets and 15th century timbered houses and has a wonderful museum which showcases its archaeological history. There are some beautiful parks to explore and some amazing restaurants to visit.

Further afield there are some stunning parts of France to discover. Head south to the heart of the Loire Valley to Angers (67km), the lively University city with a great café culture, or further down to Saumur (85km) on the Loire with its 10th century chateau and equestrian heritage, not forgetting some incredible wine tasting. To the north, a day trip to Mont Saint-Michel (155km) is possible or a little further to Bayeux (230km) and the amazing D-Day beaches or Normandy. Not forgetting the remarkable city of Paris, only just over one hour by TGV train from nearby Sablé-sur-Sarthe or Le Mans.









Local Amenities

Nearest Ferry Port	**Caen Ouistreham/St-Malo (191km/205km)**
Nearest Train Station	**Sablé-sur-Sarthe (15km)**
Nearest Village	**Avoise (2km)**
Nearest Supermarket	**Noyen/Sarthe (11km)**
Nearest Airport	**Angers Loire Airport/Nantes (45km/165km)**
Nearest Golf	**Sablé-sur-Sarthe (20km)**
Nearest Shop	**Parcé-sur-Sarthe (6km)**
Nearest Restaurant	**Parcé-sur-Sarthe/Solesmes (6km/12km)**
Nearest Bar/Pub	**Parcé-sur-Sarthe (6km)**
Nearest Tennis	**(6km)**

What we love

- This 19th Century *manoir* has been personally styled by the owner and she has done this to a beautiful and very high standard
- The glorious gardens are perfect for long lazy lunches under the shade of the century old trees
- It's just over one hour by train to Paris with the TGV from nearby Sablé-sur-Sarthe
- Listen to the monks chant in the world famous Abbey Saint-Pierre of Solesmes, just 10km away

What you should know...

- Manoir Les Deux Fonds sleeps up to 14 guests across six doubles, a single bedroom and a quad room with bunk-beds (best suited to children).
- The beautiful billiard table is very fragile and of the highest quality and must be used with extreme care - for this reason, it is on request only and not available to children.
- The owners are keen hunters, so you will find many animal ornaments, furs, photos and hunting equipment in the *manoir.*
- There is a lovely little river flowing at the end of the garden.
- The discreet housekeeper lives on site.
- Please note that during the '24 Heures Du Mans' racing event, advertised rates do not apply (minimum stay may differ also) - please contact us for a full, up to date quote and to confirm availability.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card prior to arrival.

- **Arrival time:** Between 5.00 p.m. and 8.00 p.m.

- **Departure time:** Before 11.0.0 a.m.

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

- **Linen & towels included?:** Yes, including pool towels. Mid-stay change for bookings of more than one week also included.

- **Pets welcome?:** No.

- **Other Ts and Cs:** Weddings/Stag&Hen Parties and othe celebrations are not authorised.
 The pool is open from approximately mid-May to end-October.
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- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning (stays over 7 nights) are included in the price. 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.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** €100/day, when required.

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