Manoir Des Cedres

Region: Aquitaine **Sleeps:** 20

Overview

Set amongst the rolling landscapes of the Lot-et-Garonne, with stunning views of orchards, fields and wild woods, Manoir des Cèdres is a beautiful holiday home in this picturesque region.

Lovingly restored, the Manoir – including its 400-year-old pigeonnier – blends exposed stonework and beamed ceilings with stylish contemporary décor. Comfort is key, from 100% Egyptian cotton linen in each of the five en-suite bedrooms to a Smart TV and a superbly equipped kitchen, plus family entertainment such as a games area with its own screen and console.

Outside, admire the views from the exquisite pool, laze in the jacuzzi, or sip local wine on the south-west terrace overlooking orchards and fields. The vast gardens feature a 400-year-old cedar tree, dating back to when the Manoir was built, and a ruined watermill by the stream leading to the River Lot. As night falls, enjoy a barbecue with market produce on the terrace beneath the stars.

Across the drive sits Cottage Des Cèdres, once a barn, now a charming three-bedroom retreat with enclosed gardens and private pool. For parties of 15+ it's included in the rental price, or can be rented separately. The friendly owners, who live on site, tend the grounds and can cook wonderful meals showcasing local produce.

Stroll through plum and kiwi orchards to the village with bakeries, a small supermarket, café (open in summer) and a sandy beach on the River Lot where you can swim and hire boats. Explore further to idyllic hilltop villages alive with summer night markets, or sample wines in some of France's most renowned vineyards.









Hire bikes, play golf or go horse-riding through the countryside, or visit Plus Beaux Villages such as Pujols and Monflanquin. Cross into the Dordogne to discover gems like Monpazier, Issigeac and the beautiful riverside town of Bergerac – all within an hour.

That said, with such glorious views (you may even spot deer or falcons from your terrace), you don't need to wander far to be amazed by this captivating area.

Facilities

Fishing • Ideal for Kids • Romantic • Walking/Hiking Paths • Working Fireplace/Woodburner • Private Pool • Exclusive • Wine Tasting • Recommended • Horse Riding • Watersports • Canoeing/Kayaking • Golf Nearby • Historical Sites • Cycling • Eco Friendly (Sustainable) • Chateaux & Castles • Great Value • Weddings • Catering Available • France250 • Chef/Cook Available • Ideal for Teens • Dry Hire Option • Pets on Request • Maid Service Available • Cots (Cribs) • Heated Pool • Outdoor Ceremony • Ground Floor Bed & Bath • Flexible Catering Options • Pool Safety Feature • Heritage Collection • Wi-Fi/Internet • Allow External Caterers • Rural Location • No Corkage • Indoor Reception Available • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Games Room • Indoor Games • DVD • Hot Tub • Satellite TV • Outdoor Games • Heating • Caretaker/Owner on Site • Children's books • Climbing frame • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Baby bath • Potty • High Chair(s)

Interior & Grounds

Air-conditioning is due to be installed from 2027!

1) Manoir des Cèdres & Cottage (20 guests)
2) Manoir des Cèdres Only (14 guests)

Manoir Interior (max. 10 adults + 4 children only)

Ground Floor

- Kitchen, well equipped including 5 ring gas hob, American fridge-freezer with ice-maker, additional fridge/freezer, dishwasher, 2 electric fan ovens (one standard size and the other smaller with grill), microwave, coffee maker and armoir larder for storage. Door leading to garden
- Open-plan dining area with table and chairs for up to 14 guests and woodburning stove. Sliding doors out to covered terrace
- Open-plan living area (one step down from dining area) with sofas, Smart TV and DVD player
- Bedroom with king-size bed, door to outside. En-suite (via step) shower room with walk-in shower and WC
- Separate WC

First Floor

-Master bedroom (in the pigeonnier tower) with super-king-size bed with drapes, platform with roll-top bath, antique screen, dressing tables and sofa. Views of pool and garden. En-suite shower room with walk-in shower and WC
- Family bedroom with king-size antique bed and en-suite shower room with walk-in shower and WC. Door leads to children's room (low beam) with double bed, single bed and bunk-beds (double on the bottom, single on the top). Pool and garden views
- Bedroom with Emperor-size bed and chaise longue. En-suite (accessed under a beam) with walk-in shower and enclosed WC. Located on north-west corner, so coolest room in summer
- Bedroom with double antique style bed, a single bed and en-suite bathroom with corner bath, separate walk-in shower and separate WC. Located on north-east corner so gets morning sunshine
- Computer gaming area with screen, game console and seating

Outside Grounds

- Heated swimming pool (10mx5m) with with salt-water system and security alarm. Open approximately April to mid-October
- Poolside terrace with 8 sun-loungers and a large 'lounging pod' seating up to 4
- Covered terrace (12mx4m) with lounge area and al-fresco dining table for up to 14 guests
- 5-person jacuzzi with massage jets and LED lighting
- Gas BBQ
- Wooden climbing frame
- Gardens (unenclosed) including mature trees and amazing wildlife
- The estate includes a ruined watermill along a stream leading to the River Lot
- Shared laundry room with washing machine and hanging facilities (located by the cottage)
- Parking









Facilities

- Wi-Fi
- Heating
- Smart TV with English channels
- 2 x DVD players and DVDs
- Board games
- Table tennis (shared with cottage guests)
- Games console and screen
- 5-person jacuzzi with massage jets
- Shared washing machine
- Iron and ironing board

Cottage Interior (max 6 adults)

- Living area with sofas, wood-burning stove, TV and DVD player and sliding doors leading to large decked area
- Kitchen-diner, well equipped including gas cooker and hob, microwave, coffee machine, kettle, dishwasher, two fridges, breakfast bar and dining table. French doors out to small balcony/terrace with table and chairs for 2
- Bedroom with super-king bed (can be made up as a twin), ceiling fan
- Bedroom with super-king bed and ceiling fan (this room has a 'Velux' window)
- Twin bedroom with two single beds and ceiling fan
- Shower room with walk-in shower and WC
- Separate WC

Facilities

- WiFi
- Heating up to 20C
- TV with English channels
- DVD player and DVDs
- Sound system
- Board games
- Table tennis (shared with manoir guests)
- *Boules*
- Shared washing machine

A baby-pack is also available (includes 3 cots and 2 highchairs) - *please request at the time of booking*

Location & Local Information

In the Lot-et-Garonne you are surrounded by orchards, cedar trees, fields, sunflowers and wild woods. Local wildlife includes deer, boar, rabbits, hares, eagles and other birds of prey. At the edge of the estate, discover the ruined watermill by a stream leading to the River Lot.

Wander to the nearby village for croissants, a supermarket, two bakeries, delicatessen, café (open March–October), and a highly rated restaurant (booking advised). Enjoy the weekly Wednesday market and nearby farm shops. In summer, swim at the river beach, hire canoes, pedalos and motorboats, or simply relax on the sandy banks.

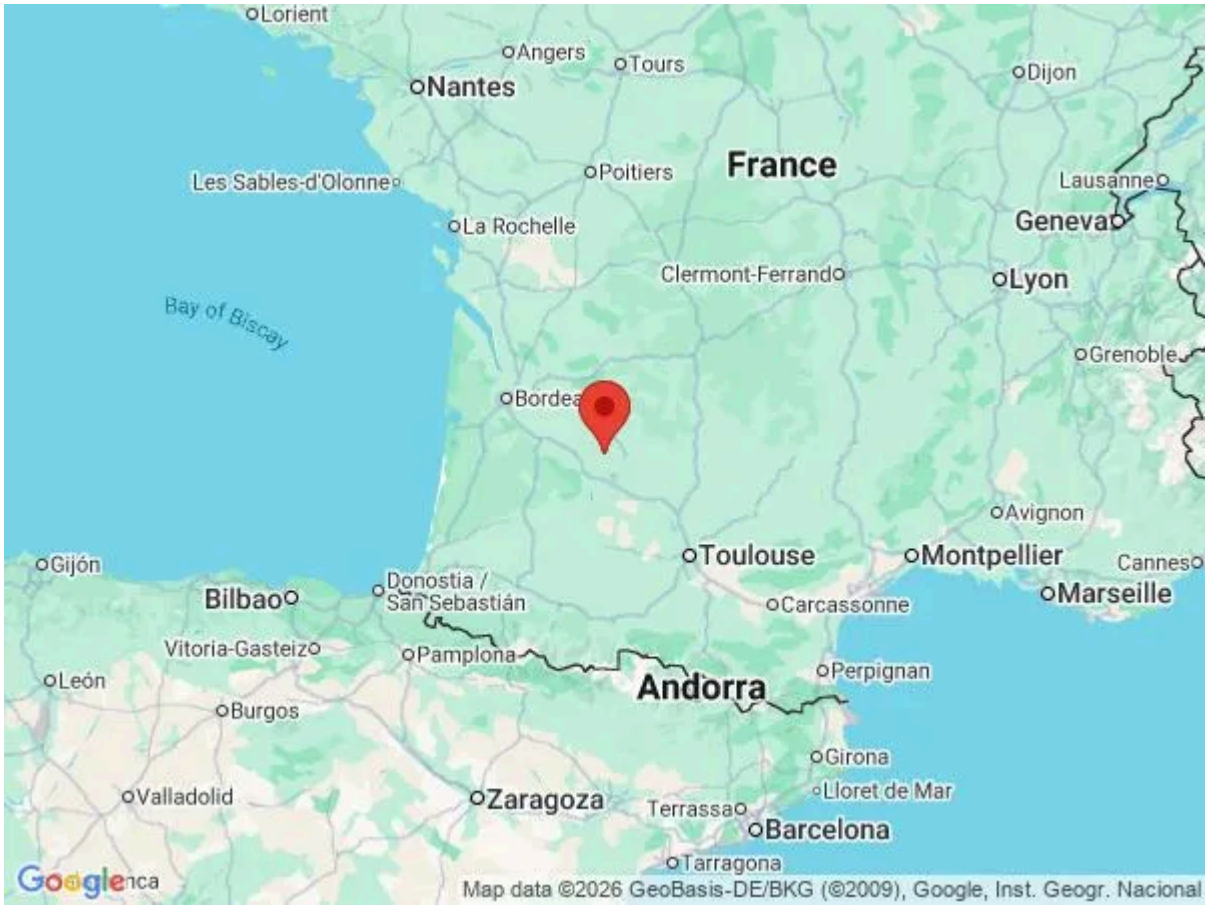
Further amenities can be found in Sainte-Livrade-sur-Lot (10km) and the bastide town of Villeneuve-sur-Lot (20km). Keen hikers can follow trails south to the hilltop village of Pujols, while Penne D'Agenais (31km) and Agen (34km) both offer history and charm.

Golf lovers can tee off at Golf Barthe (12km) or other nearby courses; horse-riding is available within 30 minutes, and kids will enjoy local farms or Parc Wallaby amusement park (43km). In July and August, night markets in local villages bring music, dancing and great food. This is also prime wine country, and the region's famous fruit – especially Pruneaux d'Agen steeped in Armagnac – is a must-try.

Other highlights include Monflanquin (34km), a beautifully preserved bastide with a Thursday market, or cross into the Dordogne to Monpazier (55km), Issigeac (50km) and the city of Bergerac (64km), home to the Maison des Vins.

Local Amenities

Nearest Airport	**Bergerac/Toulouse/Bordeaux (55km/152km/130km)**
Nearest Ferry Port	**Bilbao/St-Malo (370km/654km)**
Nearest Village	**(1.4km)**
Nearest Town/City	**Sainte-Livrade-sur-Lot (10km)**
Nearest Restaurant	**(3km)**
Nearest Supermarket	**Saint-Livrade/Villeneuve-sur-lot/Tonneins (10km/20km/20km)**
Nearest Beach	**River beach (1.5km)**







Nearest Golf	**Golf Barthe (12km)**
Nearest Train Station	**Villeneuve-sur-Lot/Tonneins/Agen (20km/20km/34km)**

What we love

- **Air-conditioning is due to be installed from 2027!**
- When booking both the Manoir and the cottage (prices for up to 20 guests), two swimming pools are included as well as the Manoir's jacuzzi!
- Set on a vast fruit estate of plums and kiwis, the surrounding views are just stunning. You may even spot deer, hare or birds of prey
- One of the many cedar trees in the vast gardens is 400 years old!
- You can wander through the orchards to the local village with its little shops, a weekly market and a beach on the River Lot from where you can swim and hire boats in the summer
- Some of France's *Plus Beaux Villages* are within east reach such as nearby Pujols and Monflanquin
- It's only about an hour to some of the Dordogne's most idyllic villages and cities such as Monpazier, Issigeac and Bergerac
- We love the generous welcome pack with homemade and local goodies

What you should know...

- **Air-conditioning is due to be installed from 2027!**
- The Manoir is suitable for 14 guests made up of 10 adults and 4 children only
- Please note that only the 20 person prices include the rental of the annexe, Cottage des Cedres, however as the cottage can also be booked independently, it is subject to availability for bookings of up to 20 guests. See Cottage des Cedres (https://www.oliverstravels.com/france/aquitaine/cottage-des-cedres/) for full details of the cottage.
- The estate is shared with the owners' house
- Guests are in the heart of a thriving fruit farming area
- Despite being so near a village, a car is recommended to explore this wonderful region

Terms & Conditions

- **Security deposit:** £1000.00 (Manoir only) or £1350 (Manoir and Cottage) to be paid by bank transfer to the owner one month before arrival, refunded 2 weeks after departure subject to a full inspection.

- **Arrival time:** 5.00 p.m.

- **Departure time:** 10.00 a.m.

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

- **Linen & towels included?:** Yes, including pool towels. Linen change included for guests staying 2 weeks.

- **Pets welcome?:** This property only accepts dogs (no other pets) on request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, hen/stag parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. The pool is open from approx. April to mid-October (cooler months may not be suitable for swimming). Please note that only the 20 person prices include the rental of the annexe, Cottage des Cedres, however as the cottage can also be booked independently, it is subject to availability for bookings of up to 20 guests. See Cottage des Cedres for full details of the cottage. The Manoir is suitable for 14 guests made up of 10 adults and 4 children only. The cottage is suitable for 6 adults. The estate is also shared with the owners' house and their dog who has run of the Manoir's grounds when the owners are at home.

- **Changeover day:** Saturday during July & August. Flexible all other periods.

- **End of stay cleaning:** Standard changeover clean 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 (ashtrays provided).

- **Minimum stay:** 7 nights during July & August. 5 nights all other periods.

- **Heating costs included?:** Yes, up to 20C, plus one basket of logs for the wood-burner (the house is generally heated from October to March).

- **Pool heating charge?:** No. Only the Manoir swimming pool is heated when necessary from approx. April to end of September approximately. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.