Mas La Levade

Region: Rhone-Alpes **Sleeps:** 16

Overview

On the edge of a riverside village near the Ardèche, Mas La Levade is a historic 17th-century holiday home steeped in character. With two impressive wings connected by a 20-metre-long galleried hall, this remarkable abode offers space and comfort in abundance.

Inside, the heart of the house beats in the vaulted kitchen and dining room, where rustic stone meets charming design in the former stables. The salon (with garden access) and the cosy study provide welcoming retreats whilst Wi-Fi, a vast library, and a games room with table tennis add thoughtful touches for modern-day living.

Eight attractively appointed bedrooms and seven bathrooms (some en suite) accommodate up to sixteen guests with ease. Traditional antiques blend seamlessly with handcrafted Indian hardwood furniture and rich textiles, creating a warm and welcoming atmosphere.

Outside, doors lead to the walled courtyard and glorious gardens beyond, where teak tables invite long alfresco meals. A private swimming pool above the house, with a shaded pool house, offers unforgettable views across the rolling valley.

Mas La Levade nestles at the gateway to the dramatic Upper Ardèche gorge, a region famed for its sparkling river, medieval villages and breathtaking landscapes. Outdoor enthusiasts will find endless adventures from kayaking and wild swimming to hill walking, cycling and wine-tasting. The medieval town of Aubenas, with its lively markets and historic charm, lies within a short drive, while the cultural treasures of Avignon and the Rhône valley are perfect for days out.

Whether you seek days filled with natural adventure or idyllic moments savoured under the southern French sun, Mas La Levade offers a timeless escape in a remarkable setting.









Facilities

Ideal for Kids • France250 • Villa • Great Value • Cycling • Tennis Nearby • Canoeing/Kayaking • Walking/Hiking Paths • Ideal for Parties • Working Fireplace/Woodburner • Recommended • Wine Tasting • Private Pool • Pets on Request • Heated Pool • Cots (Cribs) • Ideal for Teens • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Games Room • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Mas Interiors

- Main hall/library with open wood fire, TV/DVD and English language book collection
- Upper mezzanines
- Salon with open wood fire and garden access
- Dining room with open wood fire
- Converted stables with large vaulted kitchen and dining room with traditional wood-burning stove, two fridge-freezers, gas hob (x5), electric fan oven, two dishwashers, microwave, toaster, two washing machines and tumble dryer
- Games room in semi-underground cellar with table tennis
- Smaller library/study with books

Prades Wing Bedrooms

- Bedroom with double bed and en suite shower room
- Bedroom with double bed
- Bedroom with twin beds
- Shared bathroom

Lalevade Wing Bedrooms

- 5 x bedrooms with double/twin/triple beds
- 5 x bath or shower rooms (three en suite, two separate across a corridor)

Outside Grounds

- Swimming pool (above the house, via steps) with electric safety cover and gated access
- Poolside terrace with teak furnishings and pool house for shady lunches
- South-west facing garden with valley and distant mountain views
- Al-fresco dining area with teak table and chairs
- Courtyard with dining area and barbecue
- Walled garden (across the village road) with terrace for evening drinks









- Stream (lower part of the property)
- Gated car parking for several cars

Location & Local Information

Perfectly positioned at the gateway to the Upper Ardèche Gorge, where the rugged Massif Central melts into the Rhône River basin and the plains of Provence, Mas La Levade enjoys a superb setting and offers a dream base for outdoor enthusiasts and lovers of natural beauty alike. The house rests on the edge of a convenient riverside village, home to a supermarket and useful amenities, while a cluster of picturesque villages awaits just a short drive further into the valley.

Those with a love of the outdoors will be spoilt for choice. Just 20 minutes walk from the house, the Ardèche River is ideal for canoeing and kayaking, while the upper reaches of the river offer crystal-clear pools for refreshing swims. For a gentler dip, there's even a riverside beach within the local village itself. Tennis courts are also available locally, and countless scenic trails invite hill walkers to explore straight from the doorstep. Cyclists will delight in meandering through nearby vineyards and olive groves, where tastings are all part of the experience.

The Ardèche region is renowned for its beautifully restored villages and rich cultural heritage. The medieval town of Aubenas (8km), with its bustling markets and excellent shops, lies within easy reach.

Further afield, the historic cities of Avignon (120km) and Nîmes (130km), steeped in rich history, are both a superb day out, while the remarkable site of Alba-la-Romaine (33km) is just over 30 minutes drive from the house. Montélimar (50km), Alès (82km), Uzès (91km) and Orange (95km) are other wonderful places to consider visiting during your stay.

Food lovers will revel in the local culinary offerings. The region is celebrated for its goat's cheese, wild mushrooms, seasonal fruits and chestnut specialities. There are excellent restaurants to discover in Aubenas (8km), Vals-les-Bains (6.5km), and across nearby villages, accompanied by the light and characterful wines of the Ardèche.









Local Amenities

Nearest Airport	**Avignon Airport (125km)**
Nearest Airport 2	**Nimes Airport (137km)**
Nearest Airport 3	**Grenoble Alpes Isère Airport (156km)**
Nearest Bar/Pub	**Restaurant-bar in the village (1km)**
Nearest Beach	**Riverside Plage de Lalevade (Less than 1km)**
Nearest Supermarket	**In the village (1km)**
Nearest Tennis	**In the village (1km)**
Nearest Town	**Aubenas (8km)**
Nearest Train Station	**Gare de Montélimar/Valence TGV Rhône-Alpes Sud (49km/90km)**
Nearest Village	**In a small village (Less than 1km)**

What we love

- This old house is quirky and very well finished at the same time. There seem to be endless different areas that you can while away your time.
- The main living room is huge with a grand piano and furniture from all over the world. There are also two cosy little areas above the living room from where the whole room can be seen. Good way to stay with the family but get a little privacy.
- Both the pool area and the rear terrace have fantastic views of the surrounding countryside.
- It's great being a short distance from a village with tennis, a river beach, supermarket and other amenities.

What you should know...

- The village road runs to the front of the property and splits the grounds at the front from those at the back. Most of your time will be spent at the back anyway; on the terrace and in the pool and good sized kitchen garden. The grounds at the front are substantial and include the orchard, the stream and some lovely gardens.

Terms & Conditions

- **Security deposit:** £500 paid prior to arrival and refunded in full after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

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

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

- **Linen & towels included?:** Yes, including change every Saturday.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Saturday. All other changeover days on request.

- **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.

- **Insurance:** It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.

- **Pool heating charge?:** Included in July & August. Extra £300 per week in June and September and £500 per week in May and October (must be requested at least 2 weeks prior to arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.

Dustbins: If not outside already, please put them outside in the lane on Sunday and Thursday nights – collected very early on Monday and Friday.