

# Manoir 1731

**Region:** Dordogne **Sleeps:** 12

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## Overview

On the banks of the Dordogne river, Manoir 1731 is a fine home in a beautiful countryside setting, set in eight hectares of private grounds, and makes a delightful place for a relaxing visit to this enchanting region.

Dating back to 1731, this old manor house has been beautifully restored whilst perfectly retaining many characterful features such as the wood-beamed ceilings and huge fireplaces. The owners have a fine eye for detail evident through the way they have styled their home; they have created a warm and welcoming ambience yet retained a strong sense of the *manoir's* Perigordian history.

Downstairs the living area offers ample space to enjoy the traditional surroundings in great comfort or guests can prepare a delectable feast in the impressive kitchen to serve by the roaring fire in the dining room. The original stone staircase leads upstairs to four bedrooms, each with their own ensuite bath or shower room. The bedrooms have an air of romance about them with pretty features such as a four poster bed, exposed stone walls, beautiful fabrics and overall an old-world charm. Another two bedrooms and shower rooms in the garden annexe allow up to 12 guests to stay here.

Outside you can sip your morning coffee by the trailing wisteria or wander through the lawns and trees down to the rivers edge to relax in the tranquil and idyllic surroundings. Those who are more active will appreciate the private tennis court and table tennis whilst all guests can enjoy the dazzling swimming pool and terrace in the summer months.

Within a two-minute drive you can be in the nearest village with its restaurant and grocery store or just a little further to another village with a butchers, bakery and a lovely weekly market. If you continue along the Dordogne heading west you will come across some of the region's most idyllic villages such as Domme, La Roque Gageac and Castelnaud-la-Chapelle.

Another must is the glorious medieval town of Sarlat, just fifteen minutes by car, with its vibrant Saturday morning market and amazing restaurants often specialising in *foie gras* or local truffles. Heading south to the Lot department the famous Rocamadour, built on the edge of a cliff, is also an incredible place to visit and just a forty-minute drive.

Nature and sports lovers alike will adore this region whether horse-back riding, cycling, hiking or golf in spectacular landscapes. This really is Dordogne at its very best, not just the location but also the absolute charm of this wonderful holiday home.



## Facilities

Pure France • Walking/Hiking Paths • Waterfront • Horse Riding •  
Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Wine  
Tasting • Villa • Fishing • Air-Con • Golf Nearby • Tennis Court • Wi-  
Fi/Internet • Washing Machine • Private Pool • Table Tennis • DVD • Cots  
(Cribs) • Rural Location • Kid-friendly museum • Water excursions/Boat  
trips • Water park • Forest park/High-rope course • Catering Available •  
Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Tennis rackets  
• Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Satellite  
TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High  
Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages

# Interior & Grounds

## Manoir Interiors

### *Ground Floor*

- Living room with fireplace
- Dining room with large fireplace
- Kitchen, well-equipped including dishwasher, fridge-freezer, microwave, gas hob and electric oven. Doors to garden and terrace
- Utility room
- Study with doors to garden
- Separate WC

### *First Floor*

- Bedroom 1 with four-poster double bed, air-conditioning and ensuite WC, bath/shower and hand basin
- Bedroom 2 with double bed, air-conditioning and en suite WC, shower and hand basin
- Bedroom 3 with double bed, air-conditioning and en suite WC, shower and hand basin
- Bedroom 4 with two single beds, air-conditioning and en suite WC, shower and hand basin

## Garden Annexe

### *Ground Floor*

- Kitchen and living/dining area with doors leading to garden & terrace

### *First Floor*

- Bedroom 5 with double bed and en suite WC, shower and hand basin
- Bedroom 6 with double bed and en suite WC, shower and hand basin

## Manoir Outside Grounds

- Swimming pool (13m x 6m), heated (dependent on weather conditions), open approximately end-April to end-September
- Sun terrace with poolside shower
- Weber BBQ
- Al-fresco dining area
- Tennis court (with tennis rackets and balls)
- Private country estate (8 hectares) leading down to river
- Woodland and lawns
- Barns and outbuildings
- Table tennis
- Parking on site

## Other Facilities

- Air-conditioning (four bedrooms in the main house first floor only)

## Location & Local Information

Manoir 1731 is set on a stunning estate of lawns and woodland which lead down to the banks of the Dordogne River. There is a private tennis court on the estate and within a short walk there's a place to go and rent canoes and kayaks along the Dordogne.

The nearest small village is 2.5km away where you will find a small grocery store, restaurant and another place to hire canoes or in the next village (3.5km) you will find a bakery, butchers, restaurants, cafes and a lovely weekly market.

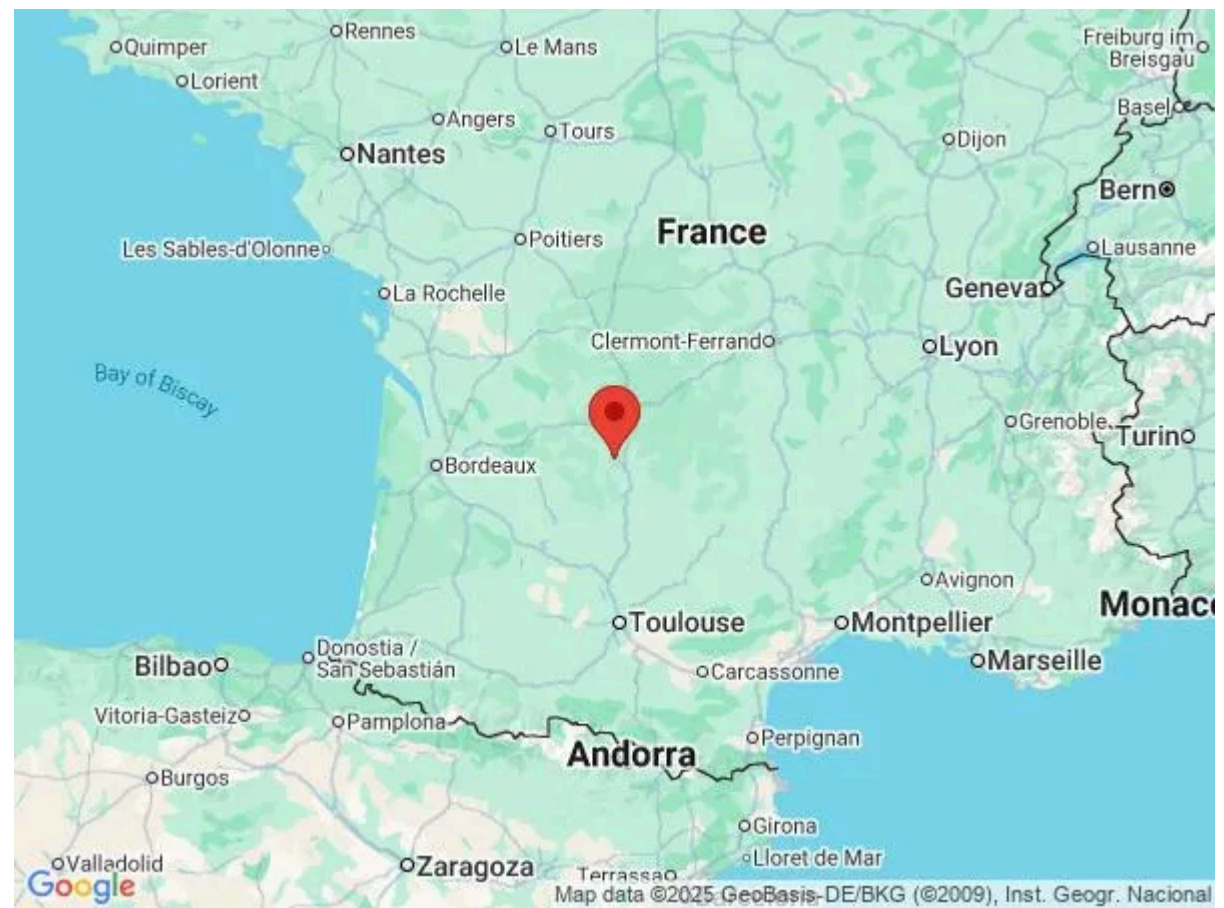
For further facilities head to Souillac (10km) for a greater choice of large supermarkets. Be sure to visit the impressive Abbey Sainte-Marie in Souillac and even better combine with a trip to the atmospheric market on a Friday morning. There is also a great golf course near here.

Sarlat (18km), the capital of the Perigord Noir, is one of the area's most famous towns with its maze of medieval narrow streets, lovely squares and amazing restaurants plus a famous market on a Saturday morning. Regional specialities here include *Foie Gras* and the famous Perigordian truffle as well as ceps, walnuts, goat's cheese and *confits*.

The Dordogne department also hosts a wealth of beautiful villages and towns, many of them classed as France's *Plus Beaux Villages* such as pretty Saint-Amand-de-Colly (30km), with the famous Lascaux caves nearby or the 13th century bastide village of Monpazier (60km).

Other magical day trips include idyllic Domme (20km) high above the Dordogne river with its amazing caves, La Roque Gageac (22km), a perfect picture postcard village backed by steep cliffs and Castelnaud-la-Chapelle (28km) just across the river.

You are also perfectly located to drive south to the Lot department with yet more amazing landscapes and idyllic villages and towns such as Gourdon (20km) with its honey stone coloured houses set beautifully on the hill and lovely



warren of little streets. Beautifully preserved Rocamadour (32km) is another amazing place to visit, built on the edge of a cliff with the river at the bottom of the gorge.

Back in the Dordogne, visit the topiary gardens at Eyrignac (16km) which opens up on Monday evenings in the summer for picnics and dance or Les Jardins de Marqueyssac (26km) set high above the river which also open on Thursday evenings in the summer when you can explore by candlelight.

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 tennis, mountain-biking, golf and canoeing along the river, not to mention the number of hiking and fishing opportunities in the area. Children will love exploring prehistoric caves and parks and historic castles or even a magnificent hot air balloon ride across the stunning region. The more adventurous may enjoy tree-top activities in the forests near Sarlat.

Local Amenities

Nearest Airport	Brive–Souillac (30km)
Nearest Airport 2	Toulouse–Blagnac (TLS) (180km)
Nearest Airport 3	Bordeaux–Mérignac (BOD) (195km)
Nearest Golf	Résidence Souillac Golf (16km)
Nearest Restaurant	In the village (2.5km)
Nearest Shop	(2.5km)
Nearest Supermarket	Souillac (10km)
Nearest Tennis	On the estate
Nearest Town/City	Souillac/Sarlat-la-Canéda (15km)

Nearest Train Station	<b>Gare de Souillac</b> (9km)
Nearest Village	<b>Carlux</b> (5km)

## What we love

- The delightful lawned grounds which include woods and a walnut grove lead down to the banks of the Dordogne river and to the Manoir's 1km river frontage
- The beautifully restored interiors feature impressive fireplaces and other characterful features so typical of the Perigord region
- The bedrooms are charming and romantic, some with air-conditioning and most featuring an en-suite shower room
- The *manoir* has a private tennis court, perfect for staying active
- A village is only a two-minute drive away
- Sarlat-la-Canéda, the capital of the Perigord Noir and famous for its rich heritage and wonderful restaurants and markets, is just a 15-minute drive away

## What you should know...

- Air-conditioning is featured in the four first-floor bedrooms of the main house only.
- The grounds lead down to the river front - child supervision is needed.

# Terms & Conditions

- **Security deposit:** €500 charged to clients' credit card one month before arrival and refunded two weeks 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.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Special events are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties are not permitted.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** 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?:** Smoking and vaping are not permitted.
- **Other 2:** Air-conditioning is featured in the first-floor bedrooms of the main house only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately end-April to end-September. 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.