

# La Felicite

**Region:** Midi-Pyrenees **Sleeps:** 18

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## Overview

There's no doubt that every guest will find happiness at this rambling and beautiful farmhouse with views towards the Pyrénées foothills in south-western France.

After a heartfelt restoration, the owners have created something special at La Félicité. Ideal for a family gathering or reunion with friends, this home offers understated luxury with rustic character. The 16th-century farmhouse has been renovated to sleep up to 10 guests, or up to 18 with three annexes; La Pigeonnière, the Bread Oven and Grain Store.

The interiors are wonderful, blending traditional features with hand-crafted touches such as walnut sliding doors in the master bedroom, an elm window seat in the kitchen and custom bunk beds with slide and tunnel. Enjoy a decadent bath by the fire in La Pigeonnière or climb to your mezzanine bed. Kids will adore the quirky bunkbeds in the Grain Store whilst parents retreat under the eaves. Everywhere you'll find unique features with high-end finishing touches.

The kitchen is a chef's dream with Smeg, Bosch and Nespresso appliances, meals shared at the four-metre dining table or al-fresco on the terrace. The living room offers space to relax, while a children's playroom is perfect for games, dressing up or films.

Outside, swim in the heated pool (with toddler-friendly shallow end), relax on the terrace, snooze in the orchard hammock, or play football and badminton on the lawns. As evening falls, gather at the firepit, watch the sunset and stargaze in the clear skies. The air-conditioned barn is another highlight, set up as a fitness room and games mezzanine, or with prior arrangement, a stunning event space.

This is a beautiful corner of France filled with medieval villages, countryside walks, cycling and canoeing along picturesque rivers. Nearby villages offer a café-bar, playground and even a pizza van in summer. Don't miss the twice-weekly market in historic Caylus (12km) or the gorgeous Najac, twenty minutes away, listed as one of France's 'Plus Beaux Villages'.

Also discover Saint-Antonin Noble Val with its famous Sunday market and canoeing in the Aveyron gorges, the 12th-century hilltop town of Cordes-sur-Ciel and the UNESCO-listed city of Albi, just over an hour away.

Whether enjoying this incredible home or exploring the enchanting region, you are sure to create many happy memories at joyful La Félicité.



## Facilities

Weddings • Cycling • Villa • Historical Sites • Walking/Hiking Paths • Ideal for Kids • Private Pool • Wine Tasting • Golf Nearby • Air-Con • Dry Hire Option • Great Value • Ideal for Teens • Maid Service Available • Cots (Cribs) • Heated Pool • Marquee Hire Permitted • Outdoor Ceremony • Pool Safety Feature • Wi-Fi/Internet • Allow External Caterers • No Corkage • Rural Location • Indoor Reception Available • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Indoor Games • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Board games • Children's videos/DVDs • Swings • Slide • Climbing frame • Badminton • Ideal for Babies & Toddlers • Boules/Petanque • Darts • Footballs • Football net • Bottle steriliser • Baby monitor • High Chair(s)

# Interior & Grounds

Option 1: Main House only (10 guests, 4 bedrooms)

Option 2: Main House & 3 Annexes (18 guests, 8 bedrooms)

## Villa Interiors

### Main House

#### Ground Floor

- Living-dining room with satellite TV, wood-burning stove and large dining table
- Children's playroom with toys, dressing up box and TV/Blue-ray player
- Kitchen with air-conditioning, well-equipped including induction hob, oven, fridge with ice-machine, dishwasher and Nespresso machine
- Utility room with laundry facilities and second dishwasher and fridge
- Bedroom with super king-size double bed and French windows leading to courtyard
- Bedroom with twin beds
- Shower room with walk-in shower and separate WC (shared between two above bedrooms)

#### First Floor

- Master bedroom with air-conditioning and super king-size double bed. En suite with rolltop bath, walk-in rain shower and WC
- Children's bedroom with air-conditioning and two sets of bunk-beds (four beds) which have been custom designed including a slide and tunnel. Small WC

### La Pigeonnière Annexe 1 (end of main house, via external stairs)

- Sofa area with wood-burning fire and roll-top bath
- Bedroom on mezzanine level (via wooden open-tread stairs) with super king-size double bed
- Shower room with walk-in rain shower and separate WC

### Bread Oven Annexe 2 (separate building facing main house)

- Bedroom with super king-size bed
- En suite shower room with walk-in rain shower and WC

### Grain Store Annexe 3 (separate building adjacent to the main house)

- Sofa area
- Children's bedroom with bunkbeds
- Small bedroom (low ceilings) on mezzanine level (via steep steps) with super king-size double bed
- En suite family bathroom with roll top bath, walk-in rain shower and WC

### Barn

- Air-conditioning
- Showering and changing facilities
- Events space/ fitness area with boxing equipment, punch bags, weights, kettlebell, skipping ropes, yoga mats
- Games mezzanine with darts, pool table and table football

## Outside Grounds



- Heated salt-water swimming pool (14mx5m which includes a 3mx5m paddling area which is 30cm deep) with automatic rigid safety cover. Open April to end of October, approximately. Heated at set temperature of 26°C
- Al-fresco dining and lounging areas
- BBQ and fire-pit
- Garden
- Play area with climbing frame, slide, swing and climbing wall
- Table tennis
- Skittles, rounders set, badminton
- Football and goal

#### **Facilities**

- Air-conditioning (some rooms only, see above)
- Underfloor heating/cooling system
- Fans available
- Wi-Fi
- TVs (inc Satellite TV)
- Blu-ray player (and kids films)
- Board games
- Toys and fancy dress for kids
- Outdoor skittles
- Washing machine and dryer



# Location & Local Information

La Félicité enjoys a glorious setting on the edge of a hamlet in Tarn et Garonne, Midi-Pyrénées, with magical views as far as the Pyrénées foothills.

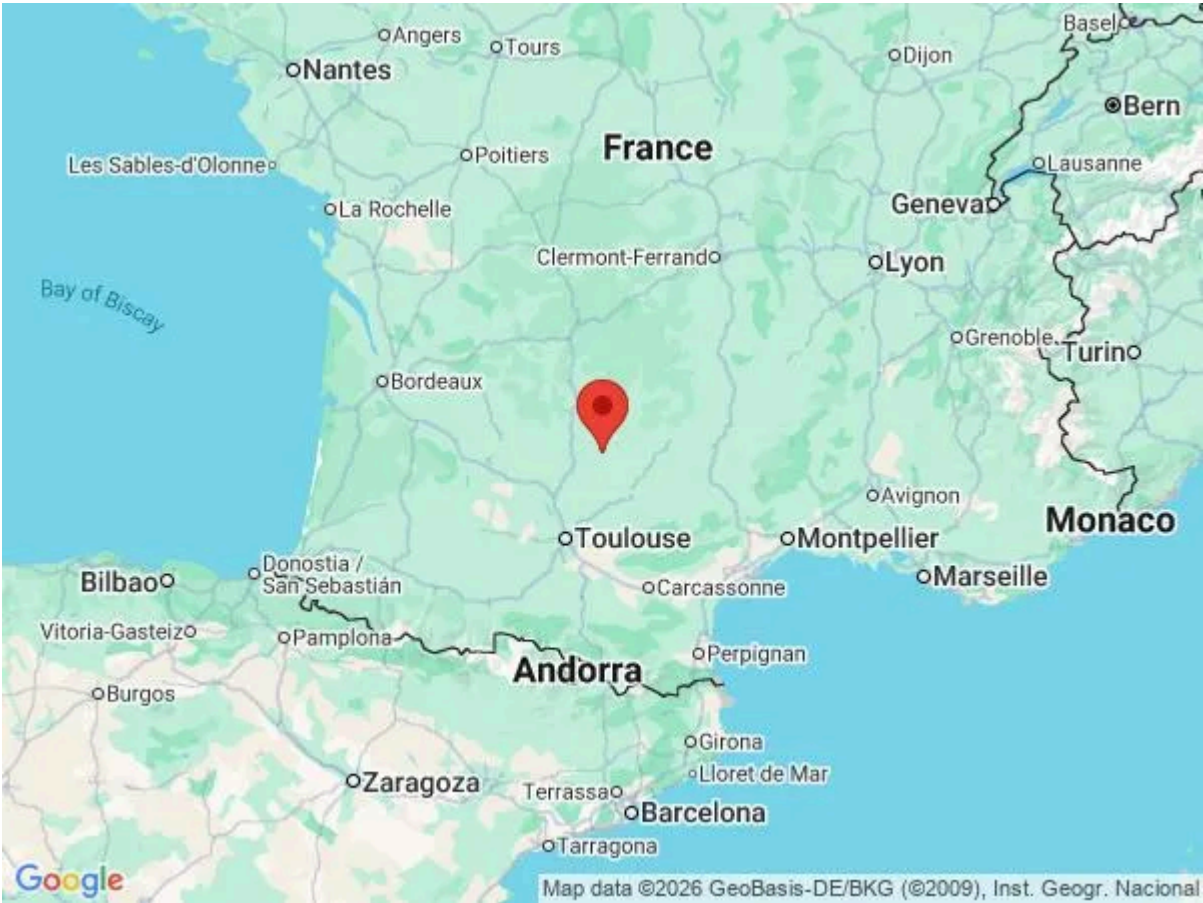
A small village (2km) has a playground and summer pizza van, while another nearby village offers a bar and pharmacy plus a Friday market. Caylus (12km) has restaurants, a supermarket and a lively twice-weekly market. Najac (20km) is another highlight with its medieval château and pretty cafés overlooking the countryside. This region abounds with medieval villages and historic towns. Saint-Antonin Noble Val (24km) is full of history, with its bustling Sunday market, canoe hire, caving, climbing, mountain biking and tree-top trails. Cordes-sur-Ciel (40km) is another spectacular hilltop town, while Albi (64km), a UNESCO World Heritage city, enchants with its cathedral, medieval lanes and viewpoints. Montauban (60km) and Toulouse (115km) also make excellent day trips.

Nature lovers will find endless walks for all abilities, picnics by lakes and river beaches, and routes for keen hikers including the Chemin de St Jacques. Cycling is very popular with the Voie Verte passing south of Toulouse. Horse-riding, canoeing and kayaking can be enjoyed in many local spots such as Cazals, Penne, Féneyrols, Najac and Bruniquel. Fishing is also a favourite pastime across the Tarn et Garonne.

Finally, don't miss the enchanting Les Jardins de Quercy, just 20 minutes away.

## Local Amenities

Nearest Airport	Rodez Airport (70km)
Nearest Airport 2	Toulouse Airport (114km)
Nearest Train Station	Gare de Villefranche-de-Rouergue (22km)



Nearest Village	(2km)
Nearest Bar/Pub	(4km)
Nearest Restaurant	Caylus (12km)
Nearest Supermarket	Caylus (12km)
Nearest Golf	Golf Du Totche (18km)

## What we love

- An air-conditioned barn which has been converted into a fitness/games room is the perfect space for the whole group to unwind and enjoy!
- Families will love the shallow end of the swimming pool, the kid's games, the children's room, footie goals and more!
- Look out for the pizza van in the local village on Wednesday evenings in the summer
- Najac, one of France's '*Plus Beaux Villages*' is a short drive away whilst other places to visit include the Aveyron gorges, Cordes-sur-Ciel and the amazing historic city of Albi

## What you should know...

- It is possible to book the Main House only (4 bedrooms) for up to 10 guests outside of high season. The 3 Annexes are only available to guests when booking the 18-person option (8 bedrooms).
- The eight delightful bedrooms are scattered around the grounds, some in the main house, others in separate annexes and some with their own external entrances.
- Up to a maximum of 18 guests can stay here - please note six of the beds are bunk-bed.
- Two of the bedrooms feature beds on mezzanine levels, via characterful stairs or steep steps.
- Three rooms feature air-conditioning only – the kitchen, master bedroom and kid's bedroom with the amazing custom-made bunk beds.
- Characterful features outside include old stone steps – be cautious when exploring the lovely grounds

# Terms & Conditions

- **Security deposit:** £500 (plus an extra £500 if including the barn rental) paid via bank transfer to the owner 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?:** A small dog may be permitted, on request only and with prior agreement with the owner. If accepted, an additional security deposit of £500 will apply.
- **Other Ts and Cs:** The swimming pool is open approximately April to end- October. Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and other celebrations are not permitted. Travel cots, sterilisers and baby monitor available on request. It is possible to book the Main House only (4 bedrooms) for up to 10 guests outside of high season. The 3 Annexes are only available to guests when booking the 18-person option (8 bedrooms).
- **Changeover day:** Saturday (in July and August). Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, washing-up, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Minimum stay:** 4 nights, except in July and August when 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No. Please note the pool is heated to a temperature of approx 26°C. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Pool towels included?:** Yes.