

La Felicite

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

Overview

There's no doubt that every guest will find great happiness at this rambling and utterly beautiful farmhouse in a glorious setting 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 perhaps a reunion with friends, this home offers understated luxury with great rustic character. The 16th-century farmhouse has been beautifully renovated to comfortably sleep up to 10 guests. Or, if you are travelling with a larger party, there are three annexes; *La Pigeonnière*, the original Bread Oven and separate Grain Store, resulting in a total of eight bedrooms for up to 18 guests.

The interiors are wonderful, having retained many of their traditional features alongside hand-crafted additions such as the impressive sliding doors in the master bedroom made out of walnut wood, the elm window seat in the kitchen and the custom-made bunk beds in one of the children's bedrooms including a slide and tunnel. Enjoy a decadent bath by the wood-burning fire in *La Pigeonnière* before heading to your sumptuous bed on the mezzanine. Kids will also love the characterful bunkbed in the Grain Store whilst parents can climb up to their king-size double under the eaves. Throughout this home you will be amazed by the unique and magical features alongside high-end finishing touches.

The kitchen is a chef's dream featuring brands such as Smeg, Bosch and Nespresso and feasts can be enjoyed along the four metre dining table or al-fresco on the terrace. The living room in the main farmhouse offers ample space to relax whilst a children's playroom is a welcome respite as kids play games, dress up or just relax with a film.

Outside you can swim in the heated swimming pool which has a large shallow end ideal for paddling toddlers, relax by the terrace, find a quiet spot in the orchard, snooze in the hammock between the chestnut trees or have a game of football or badminton in the grassy gardens. As evening approaches, gather by the firepit and watch the sun set before gazing up at the stars in the clear sky.

The villa's air-conditioned barn, which has been set up as a fitness room with yoga mats, boxing equipment and mats as well as a games mezzanine with darts, a pool table and more, is also a particular highlight. With prior arrangement and charges, it can also be set up as a stunning events space!

This is an incredibly pretty region of France with idyllic medieval villages, countryside walks, cycling routes through incredible landscapes and canoeing along picturesque rivers. There's a couple of nearby villages, one with a café-bar, another with a pizza van on summer Wednesday evenings. Enjoy the atmospheric twice-weekly market in historic Caylus, 12km away, or drive to the very beautiful village of Najac, twenty minutes away, classified as



one of France's '*Plus Beaux Villages*'.

Other wonderful places to visit include Saint-Antonin Noble Val with it's popular Sunday morning market, near the stunning Aveyron gorges, as well as the 12th century hilltop village of Cordes-sur-Ciel and Albi, a UNESCO listed city just over an hour away.

No matter whether you're enjoying the glorious surroundings of this incredible home or exploring the enchanting region around you, you are sure to create many happy family memories at the joyful La Félicité.

Facilities

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

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

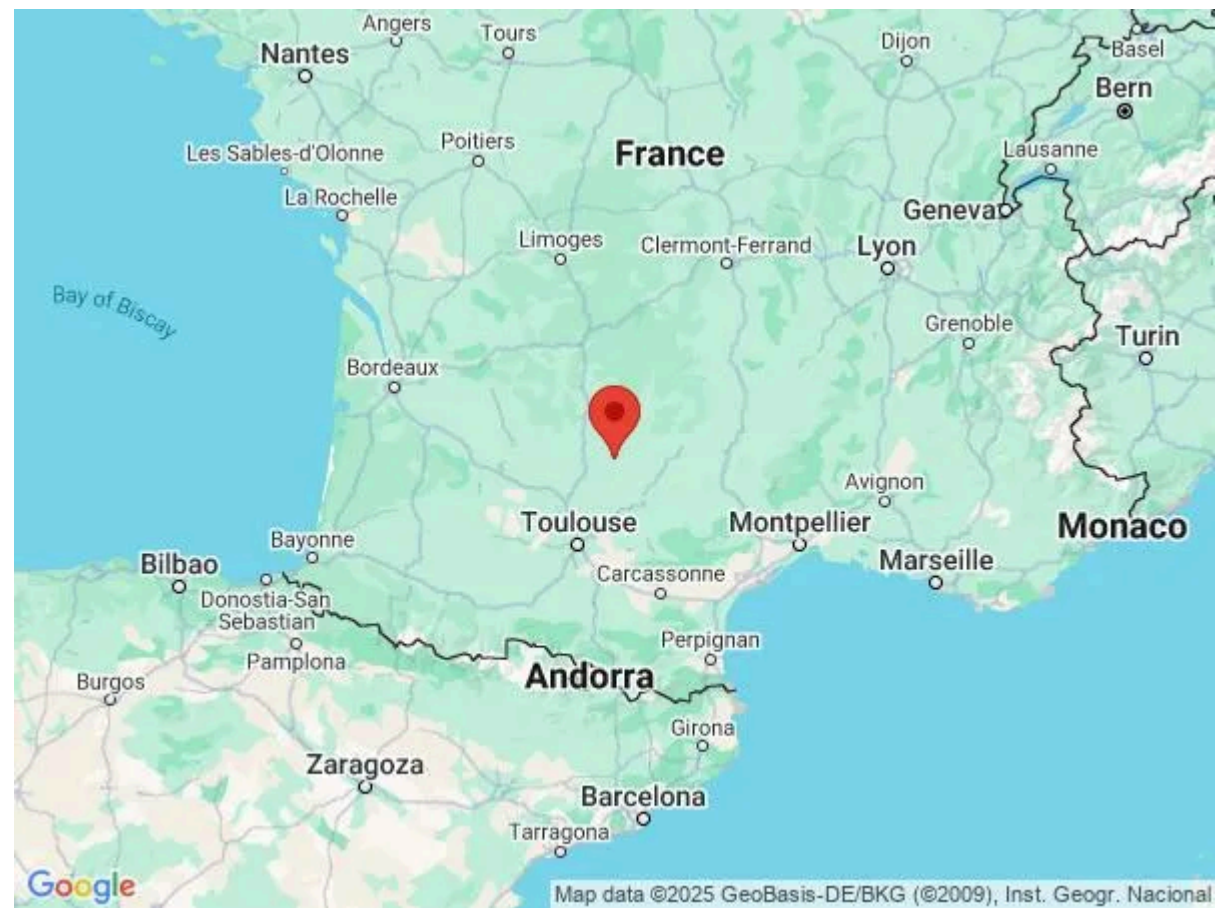
La Félicité has a glorious setting on the edge of a little hamlet in the Tarn et Garonne department in the old region of the Midi-Pyrénées. Enjoy magical views of the surrounding countryside as far as the foothills of the Pyrénées from the gardens and swimming pool.

There's a small village 2km away with a little playground for the kids and often a pizza van visits the main square on a Wednesday evening in the summer. Another small historic village is within a five minute drive where there's a bar and pharmacy. The village sometimes hosts a market on a Friday morning so be sure to check the dates when you arrive.

Further amenities including restaurants and a supermarket can be found in the really pretty historic town of Caylus (12km) which has a market on a Tuesday and Saturday morning where you can pick up some wonderful local produce. Najac (20km), one of France's '*Plus Beaux Villages*' is another incredibly picturesque place to visit with its medieval architecture and village château. Stop for a coffee in one of the pretty cafes looking over the beautiful surrounding countryside.

Indeed, this region is filled with enchanting medieval villages and historic towns to discover. Saint-Antonin Noble Val (24km) is rich in history and has a great and very popular Sunday morning market. This is a good place to hire canoes or kayaks for exploring the stunning Aveyron gorges and those who love extreme sport can find some good caving and climbing places around here as well as mountain biking and tree-top trails.

Cordes-sur-Ciel (40km) is another amazing 12th century hilltop town with outstanding views whilst further south the city of Albi (64km) is just over an hour away. With a UNESCO World Heritage status, the historic city of Albi is filled with medieval buildings, an impressive cathedral, wonderful viewpoints and lovely cobbled lanes filled with charming shops. Montauban (60km) and Toulouse (115km) are also great days out.



With nature all around you, there are some amazing walks for all abilities. Take a picnic out with the family and wander along the countryside paths or spend time relaxing by one of the region’s lakes or river beaches. For more experienced hikers, follow part of the famous *Chemin de St Jacques* which passes to the north or enjoy many other walks across the region. Cycling is also an extremely popular pursuit with the *Voie Verte* (between the Mediterranean and Atlantic) passing to the south near Toulouse and Montech.

You can also find horse-riding opportunities in the region and plenty of places to hire canoes and kayaks, not only by the Aveyron gorges near St Antonin but also in Cazals, Penne, Féneyrols, Najac and Bruniquel, all within a forty-minute drive or less. Fishing is also a popular pastime across the Tarn et Garonne.

Finally, the Les Jardins de Quercy need to be mentioned. Just 20 minutes away, spend some time exploring these enchanting gardens.

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.