

# Maison Des Pivoines

Region: Dordogne Sleeps: 10

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## Overview

Relax among the peonies, roses and magnolias in this stunning *maison* set in two hectares of beautiful gardens in the Dordogne countryside, not far from the historic market town of Ribérac.

Listen to the birdsong of the nightingales and goldfinches, watch butterflies dance by, hear the distant sound of chirping frogs or the gentle flow of the fountain as you sit in the magnificent gardens, inspired by English and Japanese designs. Wander down the steps to the delightful salt-water swimming pool and laze in the sun on warm summer afternoons. Spend balmy evenings in the outdoor courtyard kitchen by the pizza oven and firepit, then retire to the magnificent terrace, looking out towards Dordogne landscapes of rolling meadows and farmland as the sun sets.

The restoration of this historic building has led to an incredible and unique holiday home. With most of the *maison* dating back to the late 1700s, contemporary additions bring the house straight into the 21st century whilst maintaining character and many original features. Thick wood beams, exposed stone walls and an old fireplace contrast contemporary design, bold colours, modern furnishings and a vast sense of space in the remarkable living and dining room. Six cosy bedrooms and six bright bathrooms are scattered across the home, including two especially impressive king-size doubles with ensuite bathrooms and beautiful views.

Wander out to the local village with its café-bars, *boulangerie*, grocery store and brilliant *brocante* (flea market) on the first Sunday of every month. Pick up all sorts of local delights in Farmer's markets dotted across nearby towns and villages including historic Ribérac and charming Chalais, both a short drive away. Other



wonderful places to visit include the idyllic village of Aubeterre-sur-Dronne, picturesque Brantôme on the River Drone and the great cities of Périgueux and Angoulême.

Hire canoes along nearby rivers, swim in the lakes at La Jemaye and walk or cycle through the magnificent countryside. Whether exploring the local landscapes, visiting historic towns or simply admiring the valley views, Maison Des Pivoines enjoys a superb setting in northern Dordogne.

## Facilities

Golf Nearby • Pure France • Weddings • Villa • Cycling • Historical Sites • Canoeing/Kayaking • Horse Riding • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Fishing • Wine Tasting • Private Pool • Cots (Cribs) • Heated Pool • Great Value • Ideal for Teens • Modern • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Bicycles Provided • Satellite TV • Heating • High Chair(s)

# Interior & Grounds

## Villa Interiors

### Main Floor (split-level)

- Large open-plan living-dining room. Large window opens up to vast terrace
- Well-equipped kitchen including American fridge-freezer, second fridge-freezer, two electric ovens, gas hobs, coffee machine, kettle, food processor and breakfast bar with two chairs
- Three twin bedrooms (can be made into double on request), each one accessed via steps from the living room
- Family bathroom with bath, shower and WC
- Two family bathrooms with walk-in shower and WC
- Guest WC

### Mezzanine Level (off kitchen, via partially open-sided tread stairs)

- Double bedroom and en suite bathroom with bath and shower

### Second Mezzanine Level (off living room via partially open-sided tread stairs or via external steps)

- Reading area with futons

### Upper Annexe (accessed via second mezzanine level or external steps)

- Bedroom with king-size double bed (can be made up as twin) and open-plan walk-in shower
- Bedroom with king-size double bed (can be made up as twin) and open-plan bath
- Small kitchen area with fridge and kettle, table and chairs

### Basement

- Laundry room

## Outside Grounds

- Salt-water solar-heated swimming pool (11x4m, depth: 1.44m) with black lined bottom, solar-heating cover and safety cover. Open approximately May to October
- Sun loungers and parasols
- Terraced gardens (2 hectares)
- Outside kitchen courtyard with pizza oven, fire pit and gas barbecue
- Al-fresco dining area
- Table tennis in adjacent raised barn
- Bikes
- Fountain

## Facilities

- Wi-Fi
- Heating
- Satellite TV
- Hi-Fi with four-speaker system



- Projector
- Bikes
- Table tennis

# Location & Local Information

Positioned between Périgueux and Angoulême in the Dordogne region of south-west France, Maison Des Pivoines enjoys a rural location surrounded by farmland and rolling countryside. The owner's own house is just 100m away should you need anything during your stay.

You can walk to a lovely village (1.7km), around twenty minutes away (or a five-minute drive), where you will find a bakery, grocery store, a handful of cafes and bistros/bars, a pharmacy and an atmospheric *brocante* (antiques/flea market) on the first Sunday of every month.

The nearby town of Ribérac is well-known for its excellent Friday morning market. Indeed, this region is well known for its wonderful Périgord cuisine and you will be able to discover a Dordogne market every other day selling all sorts of local produce. Look out for the weekly markets in places such as Chalais, Saint-Aulaye as well as the cities of Périgueux and Angoulême.

There's also a lovely Sunday morning market in Aubeterre-sur-Dronne, a remarkably picturesque village that is classed as one of France's '*Plus Beaux Villages*' due to its location above the River Dronne and its historic buildings including the amazing Monolithic Church which has been carved into the rock.

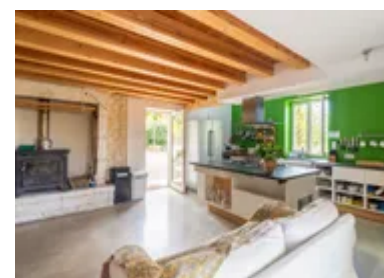
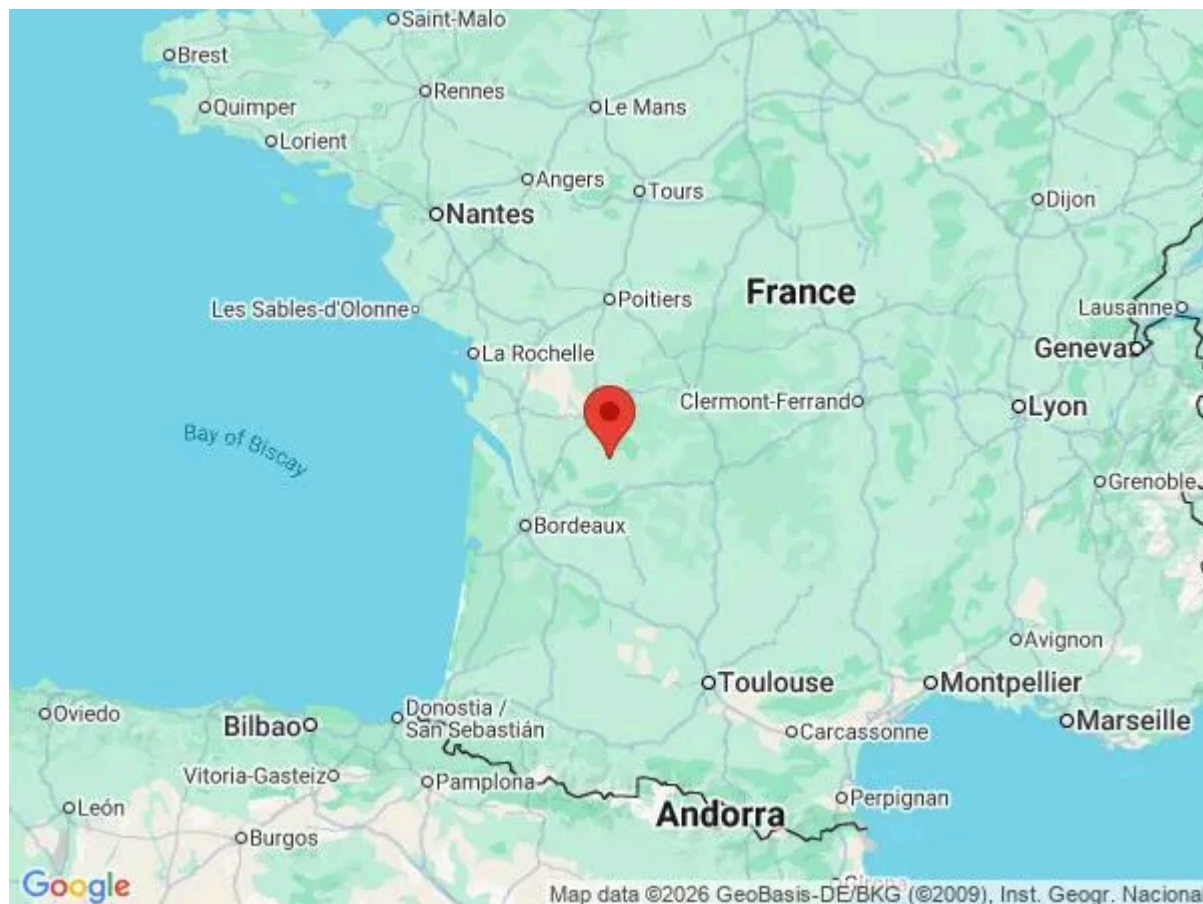
Watersports lovers should spend some time in Brantôme, again on the River Dronne, where you can hire canoes along the river, try paddle-boarding or just take a lovely walk along the riverside. It's a really pretty town with lovely shops and has some excellent restaurants.

Périgueux is also a fantastic day out with its wonderful markets (specialising in *foie gras* and truffles at certain times of year) and its Byzantine cathedral, a UNESCO World Heritage site. History lovers can visit the Roman remains, museums or simply admire the marvellous architecture across this beautiful city, the capital of the Dordogne department.

Angoulême is a great city to explore, set above the Charente river and filled with history, art in beautiful surroundings. The National Comic Strip and Image Centre is a great museum for lovers of graphic-novels. The city hosts a number of lovely markets and features stunning architecture, pretty gardens, pleasant cafes and good restaurants.

## Local Amenities

Nearest Airport	<b>Bergerac (74km)</b>
Nearest Airport 2	<b>Bordeaux (130km)</b>
Nearest Airport 3	<b>Brive-Souillac (140km)</b>
Nearest Golf	<b>Golf d'Aubeterre (19km)</b>



Nearest Restaurant	<b>Verteillac (1.7km)</b>
Nearest Shop	<b>Verteillac (1.7km)</b>
Nearest Supermarket	<b>Riberac (13km)</b>
Nearest Tennis	<b>Tennis Club de Ribérac (14km)</b>
Nearest Town/City	<b>Ribérac/Angoulême (14km/43km)</b>
Nearest Train Station	<b>Angoulême (TGV) (42km)</b>
Nearest Village	<b>Verteillac (1.7km)</b>

## What we love

- The grand and contemporary living space opens up to a superb terrace with stunning valley views
- The lovely outdoor kitchen courtyard has a fire pit, pizza oven and gas barbecue
- You can walk to the local village with its café-bars, shops and a fantastic *brocante* the first Sunday of every month
- Don't miss the Friday morning market in nearby Ribérac, one of the best in the region
- Aubeterre-sur-Dronne, one of France's classified prettiest villages, is also a short drive away

## What you should know...

- There are lots of steps both inside this beautiful *maison* and outside in the terraced gardens
- There are two mezzanine levels (one is a bedroom), both accessed via open-tread stairs which are partially open-sided
- The two double bedrooms in the upper annexe are accessed either via one of the mezzanine levels or steps outside
- The owner's own house is just 100m away should you require any assistance
- The nearest village is just a 20 minute walk away down rural lanes - please note that there are not pavements the whole way
- Please note that whilst the garden is gorgeous all year round, our photos were taken in Spring and you may find it less verdant in the height of summer

# Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner 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 and changed mid-stay for stays of more than one week.
- **Pets welcome?:** Not allowed.
- **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.
- **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.
- **Other Cleaning:** Mid-stay cleaning for stays of 8+ nights included
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No. The pool is heated via solar power using a cover that can heat the pool up to 26-28C when used. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors paid via bank transfer to the owner before arrival (typically costs approximately between €1-€10 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately from May to October (cooler months may not be suitable for swimming).