

## Key Features

- Sleeps 6/10
  - 4 bedrooms
  - 3 bathrooms
  - 2 shower rooms
  - 3 WCs
  - PRIVATE 12m x 4m HEATED POOL
  - SPACIOUS GROUNDS
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## Good to know

- Baleysagues under 1 mile (no amenities)
  - Duras 2 miles for market, shops, restaurants
  - Monsegur 5 miles
  - Lake beach at Blasimon 16 miles
  - St Emilion 27 miles
  - Bergerac and airport 30 miles
  - Bordeaux and airport 1hr 30mins
  - Bassin dArcachon 2 hours
  - Golf, horse riding, cycling, hot air ballooning and canoeing locally
  - Aqua park 45 minutes
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Family villa in countryside France internally up-to-the-minute but retaining all its original character, this former 12th-century French priory offers a very sophisticated charm. Original stone walls, old oak doors, huge windows, modern slate bathrooms and comfortable furnishings have been beautifully blended to create a relaxing, tranquil home-from-home, all accessed via an attractive enclosed cobbled courtyard.

The villa is set in attractive, extensive grounds in a region known for its vineyards and plum orchards, fresh fruit and vegetables and delicious cheeses, and also for its numerous medieval towns where you can select the choicest of local produce at the weekly markets. Some of these towns hold evening markets in the summertime, with music and stalls selling all sorts of delicious foods; a great night out for everyone.

With its generously wide steps the heated pool it is very child-friendly, but should you fancy a change of scene you could visit the fresh water lake at Blasimon with a gently shelving sandy beach, ideal for children, or



St Laurent des Vignes where you'll find a large aqua park. Just 10 minutes away is the Dropt river valley where you can hire canoes; slightly further at Ste Foy La Grande is the Dordogne where you can picnic, take boat trips on the gabarres, or hire kayaks. Riding and pony trekking is easily arranged nearby, and there is a popular farm (Chaudron Magique) less than an hour away. For adults there are award-winning gardens Jardin de Boissona where you can enjoy French afternoon tea, and a fabulous golf course with practice greens at Vigiers. Jazz fans will enjoy the famous Monsegur Jazz Festival in July. The coast at Arcachon and the Dune de Pyla, the highest sand dune in Europe, are less than two hours from the villa. Other attractive day-trip destinations from this Family villa in countryside France would certainly include St Emilion and Bordeaux.



## Accommodation

### Ground floor:

- Entrance via large wooden door into enclosed cobbled courtyard and door to main living room: this is open plan, with kitchen, dining area and sitting areas. Door to garden and pool
- Archway through to additional sitting with TV and DVD
- Double bedroom (1.6m comprising two 0.8m adjustable mattresses), integral bathroom, ensuite wet room/walk-in shower, WC (this room may be suitable for wheelchair users - please ask for details)
- Double bedroom (1.6m comprising two 0.8m adjustable mattresses), integral bathtub. Door to terrace
- Separate WC



### First floor:

- Steps up to Master double bedroom (1.6m comprising two 0.8m adjustable mattresses), integral bath tub
- Separate WC
- Separate shower room with walk-in shower



### Second floor:

- Steep staircase leads to childrens attic dormitory room (stair gates at top and bottom) with four single beds: owing to the low ceiling in this room the beds do not have bases. Secure glass window overlooks main living room

### Grounds:

- Extensive, flat, enclosed 5 acre garden with private heated 12m x 4m slate-grey swimming pool with wide, child-friendly steps & pool shower
- Large dining terrace with portable charcoal BBQ, large covered outdoor living area, large lawns, space for football matches (goal posts available), cricket or rounders. Table tennis; golf net with mat and clubs; croquet game, dart board. Swing & see-saw (care with children) and sand pit
- Boules area
- Views over orchards and fields
- Parking for 3 cars
- An access ramp from villa to garden is available for wheelchair users

Please note: there is an attached building on one side of the courtyard which is unused. A lane runs past the garden (local traffic only).

## Services

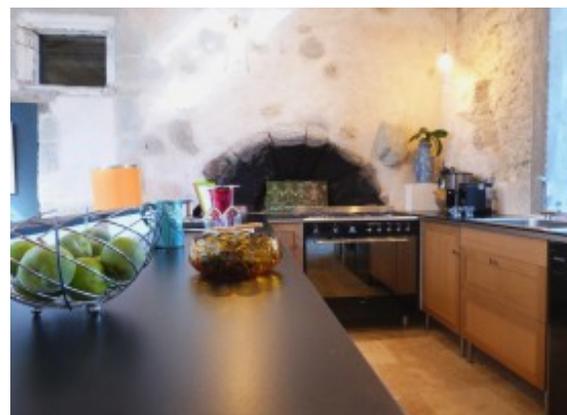
### Included:

- Pool heating (June-Sept)
- Pool towels
- WiFi internet
- 4 hrs maid service for 2-wk rentals only

### Extras:

- Chef services 35 Euro per hour plus food
- Babysitting 15 Euro per hour
- Extra maid service 15 Euro per hour
- Selected wine by the case 45 Euro (6 bottles)
- Winter heating
- Pool heating outside season on request at 150 Euro per week
- Please note this is a non-smoking villa
- There is no telephone at this villa

All villas come equipped with bed linen and towels, cutlery, utensils and usual furnishings required for a self catering rental. All villas have a final clean included (this is a clean that reflects reasonable use of the property). Unless specified, villas will usually have a washing machine, dishwasher, microwave, kettle and other modern conveniences. These are not usually specifically listed on the property description



online, however please ask if the presence of one of these items is important to your stay.