

## Key Features

- Sleeps 9/10
  - 4 bedrooms
  - 1 bathroom
  - 2 shower rooms
  - 4 WCs
  - Private 11m x 5m POOL
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## Good to know

- Monpazier with boulangerie, supermarket, local shops, weekly market, bars and restaurants 2.5 miles
  - Bergerac airport 45 mins
  - Town centre 50 mins
  - Domme and Sarlat 50 mins
  - Perigueux and St Emilion 1.5 hours
  - Bordeaux 2 hours
  - Tennis in village of Monpazier
  - Treetop Adventure Park 5 miles
  - Canoeing, river beach & boat cruises on the Dordogne River, within 30 mins
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This architect designed Dordogne barn conversion is finished to an exceptional standard in cutting edge, contemporary style. Despite its modernity, this beautiful building sits perfectly within the surrounding rural countryside of gently rolling hills and tranquil green valleys on the Lot et Garonne and Dordogne borders.

Stylish and extremely comfortable, spacious rooms with large windows offer plenty of light. The large open plan living area has a striking cathedral-style ceiling and views over the pool and countryside beyond. Rows of aromatic French lavender line the pathway to the pool and a wooden bridge leads across it to this Dordogne barn conversion.

The pretty, bastide village of Monpazier is just 5 minutes away with all amenities including a weekly market and some good restaurants. The region boasts many of Frances most beloved gastronomic delights including foie gras, truffles and confit de canard. All can be savoured with locally produced wine from the Bergerac vineyards. The popular towns of Bergerac and Sarlat on the banks of the Dordogne are within



easy reach, and a visit to Bordeaux makes an excellent day out. This region enjoys a great climate with pleasant sunny spring days leading into hot, clear summer weather until September, ideal for relaxing family holidays. Autumn is warm and tranquil, with rich golden colours in the surrounding oak forests, ideal for touring and walking holidays.

## Accommodation

### Ground floor:

- Open plan living dining room with cathedral-style ceiling
- Flat screen TV with surround sound, iPod dock & fireplace (gas fire), French doors to front garden and pool
- Large, well equipped kitchen, French doors to large, covered outdoor dining terrace
- Double bedroom (1.40m), French doors to front garden and pool, integral wet room/shower, WC
- Guest WC

### First floor:

- Double bedroom (1.80m)
- Triple bedroom (3 x 0.90m single beds, one with trundle/pull out to create 1.80m), TV
- Separate walk-in shower room, WC
- Master bedroom (1.80m), seating area, French doors to private covered terrace with view over garden, ensuite bathroom, WC

### Grounds:

- One acre of private grounds with a lawned garden
- 11m x 5m pool (depth: 1m - 2.2m, Roman steps) with wooden bridge across the centre - young children should not play on this bridge and must be supervised at all times
- Large, shaded dining terrace with expansive countryside views, portable charcoal barbecue
- Parking for 3 cars
- Please note: there is a neighbouring property approx. 150m away which overlooks part of the grounds.

### Services

### Included:

- Wi-Fi internet



- Winter heating
- Pool towels

**Extras:**

- No maid service
- Chef services on request

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.

