

Mas La Levade

Region: Rhone-Alpes Sleeps: 16

Overview

Mas La Levade was built in the late 17th century and consists of two substantial wings linked by a 20 metre long hall on the upper floor with galleried mezzanines and a covered balcony.

On the ground floor the stunning vaulted kitchen and dining room opens onto a walled front courtyard and garden. Guests can take advantage of the secluded pool up above the house with wonderful views of the lush valley.

The house sleeps 16, with 8 double/twin bedrooms and 7 bathrooms. The pigeonnier beside the pool houses a further simple, but romantic, bedroom and shower room.

Facilities

Recommended • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Village • Walk to Restaurant • Ideal for Parties • Games Room • Indoor Games • DVD • Working Fireplace • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Waterfront • Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





Interior & Grounds

The house is furnished to a high standard with a mixture of traditional antiques, and hand-made furniture in Indian hard wood. It is filled with rich silk curtains throughout and fine soft Indian furnishings.

The Prades wing has one double bedroom with en-suite shower room. There is also one double, and one twin-bed room that share a bathroom.

The Lalevade wing has 5 double or twin/triple bedrooms each with its own bath or shower room (3 are en-suite, 2 are sole use but across a corridor). In addition both mezzanines in the big upstairs hall have beds.

There are 6 rooms for everyone to come together or for individuals to relax on their own. There is a TV and DVD in the main hall/library with wifi access throughout the house.

Guest of all ages can take advantage of the games room in the vaulted semi underground cellar with table-tennis, or enjoy the substantial collection of English language books found in the library, study and hall.

There is an elegant salon facing the garden, next to it is a small dining room, often used for breakfast in winter. This is adjoined to the huge converted stables with vaulted, kitchen/dining room. There is central heating throughout the property for guest comfort, plus open wood fires in the salon, dining room and hall. Traditional wood burning stoves can be found in the kitchen/dining and hall.

The kitchen is fully equipped for a party of 16 or more including; 2 fridge/freezers, 5-hob gas stove and electric fan oven, 2 dishwashers, microwave, toaster, 2 washing machines and one tumble-dryer.

Outside the south-west facing garden offers stunning views up the valley to the mountains. It is an ideal spot to enjoy al-fresco dining at the teak table and chairs. There is also a secluded courtyard round the corner, looking up at the pigeonnier, good for shady eating in the day, or an evening BBQ.

The pool located above the house and reached by stone steps with outstanding views across the valley. The Pool house provides another shady place for lunch with teak pool side furniture. The pool is child safe with a hard electric cover and a gated access.

Across the village lane, is our large walled (and gated) garden, overlooked by a superb 'threshing terrace' that we use for evening drinks. A stream runs through the lower property - this was the watering system for the original farm.

Location & Local Information

Mas La Levade is nestled at the start of the Upper Ardeche gorge, where the Massif Central gives way to the Rhône river basin and Provence plain. It is surrounded by wonderful scenery and is an excellent centre for outdoor activities such as kayaking, swimming, hill walking, cycling and tennis. The house is on the edge of a very convenient village with a supermarket and other amenities. There are also very charming villages a short walk or short drive up the valley.

For outdoor-lovers

Try canoeing or kayaking on the Ardeche (20 minutes to the main base). Or swimming in the crystal clear –but bracing – upper Ardeche as it tumbles down from the mountain into big rocky pools. There is a sandy beach on the Ardeche in the village (gentler water here). Tennis courts too. Endless wonderful hill-walking, including out from the house. Cycling – and sampling - through the nearby Ardeche vineyards and olive groves.

For the Tourist

The Ardeche is famous for its special old restored villages. Aubenas is a fine old medieval town (good shops and markets too). Avignon and Nimes are just over an hour away, as is the Rhone/Provence valley with all its Roman antiquity (Alba la Romaine is 15 minutes).

For the Gastronomer

Good restaurants in Aubenas, Vals, and many villages. The local Ardeche wines are fun and interesting, if not grands crus. Goats cheese, mushrooms, fabulous fruit, and chestnuts are among the local specialties.

There area has plenty of activities to keep you entertained during your visit. You can try walking, swimming in the local river and lakes, Tennis and Tours to Aubenas, Le Puy, Avignon, Uzès and Nimes. There are also many delicious restaurants close by.

Closest Airports

- Lyon, Marseilles and Grenoble (2 hours drive).
- Nimes or Avignon (1.5 hours).

Local Amenities

Nearest Airport	lyon nimes marseilles (Over 100 km)
Nearest Ferry Port	calais (Over 100 km)



Nearest Village	lalevade/prades (1 km)
Nearest Town/City	aubenas Montelimar (7 km)
Nearest Restaurant	aubenas or nearby villages (7 km)
Nearest Bar/Pub	our two villages
Nearest Beach	Mediterranean (Over 100 km)

What Oliver loves...

- This is a fascinating old house that is certainly quirky but very well finished at the same time. There seem to be endless different areas that you can while away your time.
- The main living room is huge with a baby grand piano and and furniture from all over the world. There are also two cute little areas above the living room from where the whole room can be seen. Good way to stay with the family but get a little privacy.
- Both the pool area and the rear terrace have fantastic views of the surrounding countryside.

What you should know...

- The village road runs to front of the property which splits the grounds at the front from those to the rear. It's far from a busy road and most of your time will be spent on the terrace and pool which are to the rear so it doesn't make much difference either way. The grounds to the front are substantial and include the orchard, the stream and some lovely gardens.

Terms & Conditions

- Security deposit: £500. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
 - Arrival time: 16.00
 - Departure time: 11.00
 - Energy costs included?: Included in the rental price.
 - Linen & towels included?: All linen and towels are included in the rental price. Linens and towels are changed every Saturday.
 - Pets welcome?: Under some conditions.
 - End of stay cleaning included?: Please leave the property in the state that you found it and please return items, such as books, to where you found them.
 - Changeover day: Saturday.
 - Smoking Allowed?: No smoking indoors.
 - Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Dustbins: If not outside already, please put them outside in the lane on Sunday and Thursday nights – collected very early on Monday and Friday.