

Maison Charente

Region: Aquitaine Sleeps: 8

Overview

Rural Charente doesn't get much better than this. A sleepy stone hamlet, just three kilometres from the Charente River at Condac and only five kilometres from the historic market town of Ruffec.

Set off on foot or by bike and explore beautiful villages and châteaux nearby or discover Angoulême, Cognac or Poitiers only 45 – 60 minutes away. Exciting day trips to Bordeaux and Saint Emilion, to sample world-famous wines are also possible from this countryside idyll.

Guests will not feel isolated, with the classically French town of Ruffec nearby, bursting with character and offering plenty of amenities, including restaurants and a twice weekly market. The region is brimming with things to do; zoos, river boat trips, monuments, WW2 and Roman sites and lots of outdoor sports, Summer music and film festivals and even a vintage car race.

Just as the region offers a feast for the senses, so too does Maison Charente, which is an impressive, grand *Maison de Maître* full of character and original features in a rustic farm setting surrounded by hilly fields. The restoration has created an uplifting mix of old and new, offering guests the best of both worlds. Large, light-filled rooms modern, colourful furniture as well as vintage pieces. Outdoors there are formal gardens, an ornate grapevine arbor for dining under, a stone barbecue, roses, lavender and sunny terraces for sipping *apéritifs*. There is also a children's play area with sand pit, table tennis, football nets, badminton net and *boules* set.

Maison Charente will delight guests with its charm and beauty in a region bursting with culture, nature and fun adventure for all ages.



Facilities

Great Value • **Recommended** • **Exclusive** • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Cable TV • Indoor Games • Outdoor Games • Table Tennis • DVD • Working Fireplace • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

House Interior

Ground floor

- Main living room, with 48" flat screen TV, DVD library, UK Free Sat TV, free UK landline calls and a mix of antique and modern designer furniture. The room is great for relaxing and socializing
- Children's playroom (located next to living room) with toys for all ages, kids DVD library, TV (DVD use only), board games, jigsaws and books
- Dining room with bar area, scrubbed oak table seating 8 and reading nook
- Well equipped kitchen with seating for 6, convection oven, 4 ring electric hob, dishwasher, microwave, blender, food processor, steam sterilizer, large fridge/freezer, kettle, toaster, plenty of glassware, tableware and linens. Perfect for children's meals
- Pantry area with storage
- Utility room/cloakroom with toilet, sink and washing machine
- Under-stairs storage for buggies/coats/shoes
- Cellar (not accessible to guests)

First Floor (accessed via original double width, curved staircase)

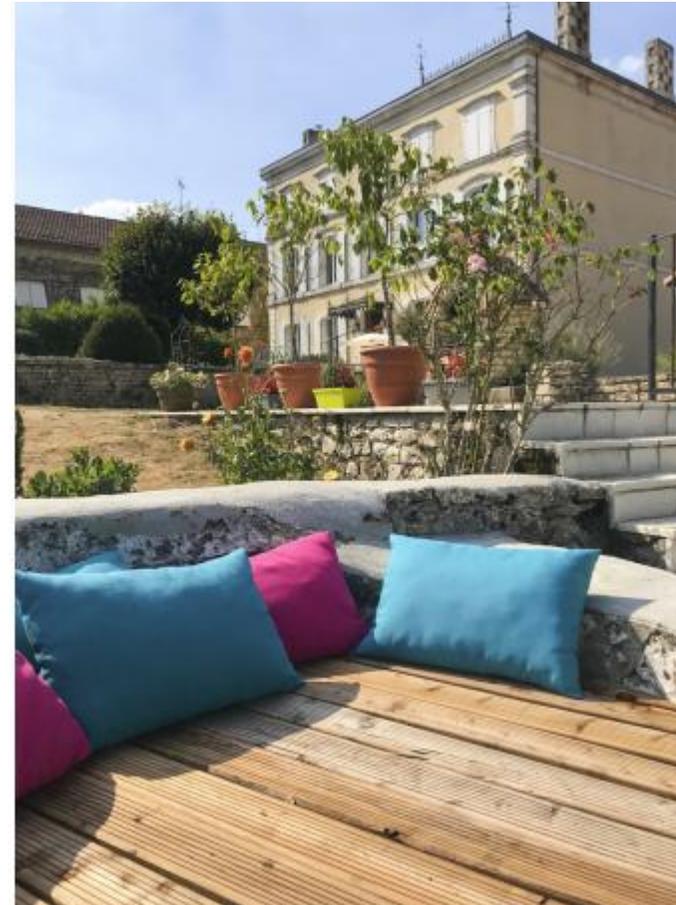
- Bedrooms 1 with king-size bed
- Bedroom 2 with double bed
- Bedroom 3 with double bed, wooden cot, baby monitor and changing table – ideal for parents with a young child
- Bedroom 4 with twin beds, nightlight, plug covers, bed bumpers, bedtime stories and child's desk
- Master bathroom with freestanding claw-footed bath, oversized walk-through shower and double sinks
- Bathroom 2 with large bath, shower over, toilet and large vanity unit

Second Floor

The second floor will be locked to guests as it is yet to be renovated.

Outside Grounds

- Private swimming pool (size: 6x9m/depth: 0.5-1.5m/shape: rectangular) with safety gate, thermal cover and alarm system
- Poolside terrace with loungers
- Fruit orchard
- Parking space for 6 cars
- Sand-pit



Facilities

- Wi-Fi
- Central heating
- Electric fans in all bedrooms
- Table-tennis
- Boules set
- Children's garden toys
- Wireless speaker
- Wood-burner
- UK TV
- Nespresso coffee machine
- Stone-built barbecue
- Iron and ironing board
- Hairdryer
- Sun loungers

Please Note:

- *There is a well in the front garden that is securely chained, covered with a grill and padlocked.*
- *There are horses kept on the estate during summer months but are enclosed with electric fences.*
- *Although gated from the house, the pool can be accessed from the gardens and BBQ terrace so parents must remain vigilant at all times. There is a pool alarm for additional peace of mind.*
- *The swimming is not available for use before the 1st of June.*

Location & Local Information

Maison Charente is set in a gorgeous sleepy hamlet just 5km from Ruffec, a popular, characterful, classically French market town with a not-to-be-missed historic covered market every Wednesday and Saturday.

The town itself offers a wide range of amenities such as three supermarkets, pharmacy, bakery, butcher, deli, patisserie, wine merchants, post office, banks, restaurants, bars and even a well-regarded hospital.

The riverside village of Condac is just 3km away, an excellent base to admire the Charente river. An absolute must is Le Rejallant at Condac which is a part of the river setup for swimming and sunbathing, complete with waterfall and restaurant. Great fun for the kids and a good local spot to spend a few hours.

The Licheres la Salle is a tourist centre for outdoor pursuits, there are also many hiking and rambling paths through the woodlands or along the Charente river. For those who like to be a bit more active, the Roc de Rosny has been adapted for rock climbing (Mansle – 22km/23mins).

Throughout the summer, there are music and film festivals taking place in the region, including the International music festival in Confolens (25 mins away), and the vintage car race in Angoulême – the 'circuits des remparts' around the old walls of the city.

Angoulême is a marvellous historical town sitting on a rocky promontory just above the Charente river and enjoying breath-taking views over the Charente Valley. Characterized by wide boulevards, ramparts, ancient churches and several museums, it is an interesting place to discover.

Just 5km east of Angoulême, you can visit the Charente Grotte de Vilhonneur which host the world famous wall paintings of Lascaux. All along these beautiful caves dating back to over 27,000 years ago, there are also many places where one can practice kayaking.

Cognac is also within easy reach: explore its gorgeous old town and visit the big Cognac houses both in the city and in Jarnac (20 mins) where you can enjoy fabulous brandy tastings.

Poitiers is a further attractive city with over 100 church towers including "Notre-Dame-La-Grande", good local shops, bars and restaurants and definitely worth a visit for its famous 'Futuroscope', France's largest educational theme park.

The house is also superbly positioned, offering easy access to routes to discover the World Heritage site of St Emilion and the cosmopolitan and elegant city of Bordeaux.



Local Amenities

Nearest Town/City	Rouffec (6km/9mins)
Nearest Supermarket	Rouffec (6km/9mins)
Nearest Airport	Poitiers/Limoges/La Rochelle (70km-55mins/86km-1h 10mins/146Km/1h45)
Nearest Restaurant	Moulin de Condac (3km/5mins)
Nearest Bar/Pub	Moulin de Condac (3km/5mins)
Nearest Train Station	Rouffec (7km/11mins)
Nearest Village	(1km/10-15mins walk)
Nearest Beach	Chatellaillon-Plage (125km/1h45mins)
Nearest Tennis	Rouffec (6km/9mins)

What Oliver loves...

- A large, newly restored Maison de Maître with a comfortable blend of historic character and modern finishes
- The setting is rural and beautiful, with privacy and a tranquil outlook, yet it's within easy reach of all that the region has to offer.
- Child and baby friendly touches; highchair, cots, baby monitor, buggy, baby bouncer, as well as a playroom full of toys for ages 0-10, DVDs and an outdoor play area.
- The charming owners are passionate about the region and provide their guests with a comprehensive guide to help them take full advantage.
- The owners provide a welcome hamper of goodies on arrival and can also arrange bike hire, babysitting and in-house beauty treatments
- Le Rejallant (3km away) is a must with kids of any age. A beautiful riverside spot with waterfall and restaurant where you can swim, sunbathe and while away a few hours.

What you should know...

- The swimming pool is available for use from the 1st of June to end-September and comes equipped with a handy evening cover, which helps keep it warm
- Please note that music outside is not permitted
- It is not possible to install stair gates due to the width and curve of the original staircase.
- Access to the house and front and rear has stairs

Terms & Conditions

- Security deposit: £500 charged to clients' credit card prior to arrival.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: yes
- Linen & towels included?: yes, including pool towels
- Changeover day: Saturday
- Minimum stay: 7 nights
- Heating costs included?: Yes, plus wood-burner (first basket of wood included)
- Smoking Allowed?: Outside only
- Pets welcome?: Well-behaved dogs may be accepted on request only and only on ground floor. Supplement may apply (please enquire). Dog beds are provided.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are allowed and subject to a higher security deposit – please enquire.
- Other Ts and Cs: Please note that music outside is not permitted
- Other Ts and Cs: The pool is open 01/06 – 29/09 as the cooler months may not be suitable for swimming. However, there is a thermal cover which helps maintaining the water temperature at night-time.