

# La Terrasse Rose

Region: Dordogne Sleeps: 4 - 6

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## Overview

In the heart of the Dordogne countryside with rolling hill views surrounding you, this traditional stone farmhouse has been newly restored into a delightful holiday home.

With wood-beamed ceilings and thick stone walls, La Terrasse Rose is an inviting and characterful home where guests will immediately feel its warmth in the comfy living room with its TV, fire-place and pretty sofas. The rustic kitchen-diner has a wonderful French atmosphere and amazing stove, a great place for a convivial meal with friends and family, enjoying fine local wines long into the evening.

There are four sweet bedrooms with wood beamed sloping ceilings adding to the charm of the house, plus there's the possibility to pay for air-conditioning if you need it. With two bath and shower rooms there is plenty of space for all the family or it could be perfect place for a small group of friends wanting to experience the real Dordogne.

You can smell with sweet scents around you as you relax in the glorious gardens, a wonderful space for strolling in the sun or just admiring the views. Seek shade under a tree as your family splash in the lovely swimming pool or head to the poolside pergola with a good book and glass of local wine. Long summer lunches can be spent by the stone barbecue cooking up a feast of delights from the nearby markets followed by fruit from the garden's own trees.

This is a great location near both the Vézère and Dordogne rivers, an area full of pretty medieval villages, fine wines, truffles, vibrant local markets, canoeing on the rivers and unspoilt views of stunning countryside. The nearest hilltop village of Rouffignac is about ten minutes drive away where you will find restaurants, shops and some fantastic hiking or head to Le Bugue (14km) on the Vézère riverside which has a fantastic market on a Tuesday.

Other magical trips out should include sampling the delicious black truffle in the city of Périgueux, heading south to the exquisite town of Sarlat or simply exploring some of France's *Plus Beaux Villages* along the Dordogne such as La Roque Gageac, Limeuil, Beynac and Castelnau-la-Chapelle. Not forgetting the beautiful city of Bergerac with its unmissable *Maisons de Vins*.

This is the real Dordogne – a home full of delightful character so near so many of the enchanting villages and towns that the region is so famous for.



## Facilities

Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Internet • Air-Con • BBQ • Satellite TV  
• Indoor Games • Outdoor Games • Table Tennis • DVD • Heating •  
Cot(s) • High Chair(s) • Watersports • Canoeing/Kayaking • Rural Location  
• Walking/Hiking Paths • Horse Riding • Stalking/Hunting • Fishing •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Historical Sites

# Interior & Grounds

## House Interior

### Ground Floor

- Living room with sofas and fire-place
- Open-plan kitchen with breakfast table, well equipped including dishwasher, microwave and an American Fridge Freezer. Doors lead to terrace and pergola
- Open-plan dining area
- Utility room with washing machine and dryer
- WC

### First Floor

- Two double bedrooms
- Two small single bedrooms
- Two bath/shower rooms with water jets

## Outside Grounds

- Private heated swimming pool (10mx5m) with electric security cover
- Poolside pergola
- Terrace and pergola
- BBQ
- Lawned gardens
- Gravelled parking for up to three cars
- Garage for up to two cars

## Facilities

- Wi-Fi
- Air-conditioning in bedrooms only
- Heating
- TV with some English-speaking channels
- DVD player
- CD player
- Telephone (payable locally)
- Washing machine and dryer
- Iron and ironing board
- Ping Pong
- Board games



## Location & Local Information

The Dordogne is known as the valley of 1000 chateaux with endless pretty medieval villages, fine wines, truffles, local markets and spectacular valleys and rivers. Both the Vézère and the Dordogne rivers offer great kayaking, canoeing and unparalleled views of the countryside.

The nearest facilities are in the pretty hilltop village of Rouffignac (8km) where you will find a supermarket, small shops and restaurants. There are some fine hiking routes around the village and just outside you can visit the Rouffignac caves featuring ancient engravings.

Nearby Le Bugue (14km) is a charming market town on the Vézère riverside with narrow winding streets to explore and beautiful buildings to admire. Visit on a Tuesday to experience the bustling market day, then hire canoes on the river or enjoy lunch in one of the many lovely restaurants.

The Dordogne and Vézère rivers host a wealth of beautiful villages and towns, many of them classed as France's *Plus Beaux Villages* such as glorious Monpazier, a bastide town dating back to the 13<sup>th</sup> century. To the north you have the sophisticated small city of Périgueux, famous for its amazing black truffles and just south to towards the Dordogne you should visit Sarlat with its maze of medieval narrow streets, lovely squares and amazing restaurants. Not forgetting beautiful Bergerac to the west with its medieval architecture, narrow streets of boutiques and great restaurants as well as the unmissable *Maisons de Vins*.

Other magical day trips include the Lascaux caves, just outside Montignac and beautiful Limeuil, where the Vézère meets the Dordogne and you can paddle by the river beach or enjoy some fine views from Parc Limeuil after wandering through the delightful village. Combine the day with a visit to La Roque Gageac, Château de Beynac or Castelnaud-la-Chapelle for a remarkable day out in the Dordogne.

The whole region is a true haven for nature and sport lovers alike offering a wide array of outdoor activities, from horse-back riding, to tennis, mountain-biking, golfing and watersports, not to mention the number of hiking and fishing opportunities in the area. Children will love the nearby waterparks, visiting the Aquarium du Perigord Noir, exploring prehistoric caves and historic castles or even a magnificent hot-air balloon ride across the stunning region. The more adventurous may enjoy go-karting just south of Périgueux or tree-top activities in the forests near Sarlat.



# Terms & Conditions

- Security deposit: €650 charged to the clients' credit card prior to arrival.
- Energy costs included?: Yes.
- Heating costs included?: Yes. Included in low season. From end of May to end of September, heating is on request and at a supplement.
- End of stay cleaning included?: Yes and mid-stay clean on Monday included for stays of two weeks or more. However, 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 garbage disposal required will be charged against the security deposit.
- Changeover day: Saturday. Other days may be possible on request in mid-season (end of May-mid July & September, approximately) for bookings of 7+ nights only.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Pets welcome?: On request only and by prior arrangement with the owner. Please enquire at the time of booking.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are not permitted.
- Other Ts and Cs: Lower rates for 4 guests are only available outside the peak season.
- Linen & towels included?: Yes, excluding pool towels. Mid-stay linen change on Monday also included for stays of two weeks or more.
- Other Ts and Cs: A/C is available in all bedrooms.
- Pool heating charge?: No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: One high chair and one cot are included. Extra high chairs and cots are available for hire at a cost of €25 for each item per week (limited availability, to be pre-booked).
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.