

# Manoir Des Cedres

Region: Aquitaine Sleeps: 14 - 20

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## Overview

Set amongst the undulating landscapes of the Lot-et-Garonne, with stunning views of the surrounding orchards, fields and wild woods, Manoir des Cèdres is a beautiful holiday home in this picturesque region.

The owners have lovingly restored their Manoir, including a 400-year-old *pigeonnier*, with sensitivity and style, retaining so many traditional features such as exposed stonework and ancient wood beamed ceilings with contemporary décor and design. Every comfort has been considered from 100% Egyptian cotton linen in each of the five en-suite bedrooms to a Smart TV and incredibly well-equipped kitchen plus plenty to entertain the family such as the brilliant computer games area with its own screen and console.

Outside you can admire the amazing vistas from the exquisite swimming pool, laze in the jacuzzi or simply enjoy a glass of local wine from the south-west facing terrace as you look out to the cacophony of green fields and orchards around you. The gardens are vast and include a 400 year old Cedar tree dating back to when the Manoir was first built as well. You'll also find a ruined watermill by the stream that leads to the River Lot. As evening falls, prepare a barbecue with goods from the local market as you gather in the evening for wonderful meals on your impressive terrace under the starry sky.

Alongside the Manoir, just across from the drive, is the [Cottage Des Cèdres](#), formerly a barn which has been converted into a charming three bedroom cottage with its own enclosed gardens and private pool. For 15 guests or more the cottage is included in the rental price or it can be rented separately. The owners also live on site with their friendly dog and tend to their surrounding beautiful grounds. They can cook you amazing meals if you wish, sampling some the most local and delicious produce around.

You can wander through the plum and kiwi orchards to the local village where you will find a couple of bakeries for your morning pastries, a little supermarket and a café serving lunch daily in July and August plus a glorious beach on the banks of the River Lot where you can swim and hire boats in the summer months. Explore further afield to idyllic hilltop villages which come alive in the summer evenings with night markets serving amazing food and drinks. This area is well known not only for the delicious fruit but also some of France's most famous vineyards where you can sample the fine wines of the region.



Hire bikes in the local village, play golf or go horse-riding through the magnificent countryside or simply explore some of France's Plus Beaux Villages such as Pujols and Monflanquin or cross the border to Dordogne to discover some gems such as Monpazier, Issigeac and beautiful Bergerac, all within an hour.

That said, with such glorious views (you may even spot deer or falcons from your terrace), you don't have to travel far from the house to be amazed by this captivating area.

## Facilities

Chateaux & Castles • Great Value • Sustainable Collection • **Recommended** • **Exclusive** • Heritage Collection • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Village • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Games Room • Indoor Games • Outdoor Games • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Toys • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic



# Interior & Grounds

1) Manoir des Cèdres & Cottage (20 guests)

2) Manoir des Cèdres Only (14 guests)

**Manoir Interior (max. 10 adults + 4 children only)**

## *Ground Floor*

- Kitchen, well equipped including 5 ring gas hob, American fridge-freezer with ice-maker, dishwasher, , 2 electric fan ovens (one standard size and the other smaller with grill), microwave, coffee maker and armoire larder for storage. Door leading to garden
- Open-plan dining area with table and chairs for up to 14 guests and woodburning stove. Sliding doors out to covered terrace
- Open-plan living area (one step down from dining area) with sofas, Smart TV and DVD player
- Bedroom with king-size bed, door to outside. En-suite (via step) shower room with walk-in shower and WC
- Separate WC

## *First Floor*

- Master bedroom (in the pigeonier tower) with super-king-size bed with drapes, platform with roll-top bath, antique screen, dressing tables and sofa. Views of pool and garden. En-suite shower room with walk-in shower and WC
- Family bedroom with king-size antique bed and en-suite shower room with walk-in shower and WC. Door leads to children's room (low beam) with double bed, single bed (with pull-out single underneath) and bunk-beds (double on the bottom, single on the top). Pool and garden views
- Bedroom with Emperor-size bed and chaise longue. En-suite (accessed under a beam) with walk-in shower and enclosed WC. Located on north-west corner, so coolest room in summer
- Bedroom with double antique style bed and en-suite bathroom with corner bath, separate walk-in shower and separate WC. Located on north-east corner so gets morning sunshine
- Computer gaming area with screen, game console and seating

## **Outside Grounds**

- Heated swimming pool (10mx5m) with salt-water system and security alarm. Open approximately April to mid-October
- Poolside terrace with 6 sun-loungers and a large 'lounging pod' seating up to 4
- Covered terrace (12mx4m) with lounge area and al-fresco dining table for up to 14 guests
- 5-person jacuzzi with massage jets and LED lighting



- Weber gas BBQ
- Gardens (unenclosed) including mature trees and amazing wildlife
- The estate includes a ruined watermill along a stream leading to the River Lot
- Shared laundry room with washing machine and hanging facilities (located by the cottage)
- Covered parking upon request

#### **Facilities**

- Wi-Fi
- Heating
- Smart TV with English channels
- 2 x DVD players and DVDs
- Board games
- Table tennis (shared with cottage guests)
- Games console and screen
- 5-person jacuzzi with massage jets
- Shared washing machine
- Iron and ironing board

#### **Cottage Interior (max 6 adults)**

- Living area with sofas, wood-burning stove, TV and DVD player and sliding doors leading to large decked area
- Kitchen-diner, well equipped including gas cooker and hob, microwave, coffee machine, kettle, dishwasher, two fridges, breakfast bar and dining table. French doors out to small balcony/terrace with table and chairs for 2
- Bedroom with super-king bed (can be made up as a twin), ceiling fan
- Bedroom with super-king bed and ceiling fan (this room has a 'Velux' window)
- Twin bedroom with two single beds and ceiling fan
- Shower room with walk-in shower and WC
- Separate WC

#### **Facilities**

- WiFi
- Heating up to 20C
- TV with English channels
- DVD player and DVDs
- Sound system
- Board games
- Table tennis (shared with manoir guests)
- *Boules*
- Shared washing machine

A baby-pack is also available (includes 3 highchairs and 2 cots) - *please*

*request at the time of booking*



## Location & Local Information

Located in the Lot-et-Garonne region, you are surrounded by fruit orchards, cedar trees, fields, sunflowers and wild woods. Local wildlife on the estate and beyond include deer, wild boar, rabbits, hares, eagles and other birds of prey. At the end of the estate there's a ruined watermill by a stream which leads to the River Lot.

You can wander down the nearby road or through the valley via the kiwi and plum orchards to the local village where you can pick up your breakfast croissants and bread, a small supermarket, delicatessen, two boulangeries and a café for your morning coffee and they also serve lunches daily in July and August. You can also find some wonderful local produce at the weekly market on a Wednesday morning.

There is also a village beach on the River Lot where you can hire canoes, pedalos and motorboats in the summer months (late June to early September) and a sandy area from which you can swim, sectioned off from the boats.

There are further facilities in the town of Sainte-Livrade-sur-Lot (10km) such as a large supermarket. Follow the river further east towards the ancient bastide town of Villeneuve-sur-Lot (20km) and keen hikers can then follow the hilly route south to the picturesque hilltop village of Pujols (20km), noted as one of France's most Plus Beaux Villages. Penne D'Agenais (31km) with its impressive architecture is also worthy of a visit in this beautiful region and it's worth visiting Agen (34km), an interesting French town which is the most important in this region.

As well as summer boats and bike hire in the nearby village, there are plenty of activities on offer in this area. Golf lovers can tee up at Golf Barthe (12km), just ten minutes by car whilst there is an excellent horse-riding centre a little further near Saint-Pierre-Sur-Dropt (42km). Kids will love visiting the local farm just a ten minute drive away or head further south to Parc Walibi amusement park (43km) near Agen.

In July and August you can explore the night markets in charming local villages where local food is sold and cooked for you by local artisans with live music and plenty of drinks. This area is of course wonderful for some of France's most famous vineyards where you can sample and buy some excellent wines. Not forgetting the amazing fruit that is grown in the region (as well as on the estate); the local plums, Pruneaux D'Agen, are particularly delicious, especially when steeped in the local Armagnac.

Other noteworthy places to visit include Monflanquin (34km), another of France's Plus Beaux Villages, a beautifully preserved bastide town full of



medieval character with a great market on a Thursday or cross the border into the magical Dordogne department to Monpazier (55km), one of France's most impressive and stunning villages. The beautiful city of Bergerac (64km) with its famous Maison des Vins can also be visited in a day, possibly combining the visit with the lovely village of Issigeac (50km) with its fantastic weekly market.

## Local Amenities

Nearest Airport	<b>Bergerac/Toulouse/Bordeaux (55km/152km/130km)</b>
Nearest Ferry Port	<b>Bilbao/St-Malo (370km/654km)</b>
Nearest Village	<b>(1.3km/15mins walk)</b>
Nearest Town/City	<b>Sainte-Livrade-sur-Lot (10km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Supermarket	<b>Saint-Livrade/Villeneuve-sur-lot/Tonneins (10km/20km/20km)</b>
Nearest Beach	<b>River beach (1.5km)</b>
Nearest Golf	<b>Golf Barthe (12km-10mins)</b>
Nearest Train Station	<b>Villeneuve-sur-Lot/Tonneins/Agen (20km/20km/34km)</b>

## What we love

- When booking both the Manoir and the cottage (prices for up to 20 guests), two swimming pools are included as well as the Manoir's jacuzzi!
- Set on a vast fruit estate of plums and kiwis, the surrounding views are just stunning. You may even spot deer, hare or birds of prey
- One of the many cedar trees in the vast gardens is 400 years old!
- You can wander through the orchards to the local village with its little shops, a weekly market and a beach on the River Lot from where you can swim and hire boats in the summer
- Some of France's *Plus Beaux Villages* are within easy reach such as nearby Pujols and Monflanquin
- It's only about an hour to some of the Dordogne's most idyllic villages and cities such as Monpazier, Issigeac and Bergerac
- We love the generous welcome pack with homemade and local goodies

## What you should know...

- The Manoir is suitable for 14 guests made up of 10 adults and 4 children only
- Please note that only the 20 person prices include the rental of the annexe, Cottage des Cedres, however as the cottage can also be booked independently, it is subject to availability for bookings of up to 20 guests. See [Cottage des Cedres](#) for full details of the cottage.
- The estate is also shared with the owners' house and their friendly and lively dog who has run of the Manoir's grounds when the owners are at home
- Guests are in the heart of a thriving fruit farming area
- Despite being so near a village, a car is recommended to explore this wonderful region



# Terms & Conditions

- Security deposit: £1000.00 (Manoir only) or £1350 (Manoir and Cottage) to be paid by bank transfer to the owner one month before arrival, refunded 2 weeks after departure subject to a full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes, up to 20C, plus one basket of logs for the wood-burner (the house is generally heated from October to March).
- Linen & towels included?: Yes, including pool towels. Linen change included for guests staying 2 weeks.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of 5 Euros per pet per day will apply (paid locally).
- Smoking Allowed?: Outside only (ashtrays provided).
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 3 nights between April and end of May, 5 nights between Christmas and New Year and 7 nights during all other periods.
- End of stay cleaning included?: Yes. 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.
- Other Ts and Cs: Weddings, hen/stag parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: The pool is open from approx. April to mid-October (cooler months may not be suitable for swimming).
- Other Ts and Cs: Please note that only the 20 person prices include the rental of the annexe, Cottage des Cedres, however as the cottage can also be booked independently, it is subject to availability for bookings of up to 20 guests. See Cottage des Cedres for full details of the cottage.
- Other Ts and Cs: The Manoir is suitable for 14 guests made up of 10 adults and 4 children only. The cottage is suitable for 6 adults.
- Other Ts and Cs: The estate is also shared with the owners' house and their dog who has run of the Manoir's grounds when the owners are at home.
- Pool heating charge?: No. Only the Manoir swimming pool is heated when necessary from approx. April to end of September approximately. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.