

# Moulin Des Iles

Region: Aquitaine Sleeps: 8

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## Overview

It's a rare delight to stay on your own private island in a 12th century watermill, in an amazing setting dotted with islands and water all around you. Moulin Des Iles enjoys a unique and restful location in the Gironde region of south-west France and is only 5km from the charming restaurants and shops of a nearby historic town.

The 900 year old watermill has been restored with love and care and there's a great sense of character throughout with French furnishings, comfortable bedrooms and bright bathrooms. The high wood-beamed ceilings in the spacious living room are impressive, there is even space for a mezzanine bedroom. Doors lead out to a wooden balcony, designed for al-fresco dining in an idyllic spot as the river flows under the house. Little touches like the welcome pack on arrival with the ingredients for an evening meal make a big difference and show how much the owner cares about her guests and home.

Wander over a bridge to the largest island where there's a swimming pool surrounded by stunning grey stone tiles, sun beds and a picture-perfect outdoor lounge by the pool bar and fridge; the ideal spot for a cool glass of wine listening to the little waterfalls and birdsong. Elsewhere there's also a picturesque riverside terrace for more al-fresco dining with another barbecue, an inviting hot tub as well as a covered terrace with a third barbecue.

Kids and parents alike will love exploring the five islands, crossing bridges and little pathways, looking out for red squirrels in the woodland, herons on the river or kingfishers by the canal. There are canoes, a kayak and a fishing boat for intrepid explorers or you may just fancy a game of tennis, football or even mini badminton by the pool.

Despite the feeling of seclusion and privacy, it's only a ten-minute drive to a local bastide town which is full of history and charm. Explore the nearby characterful towns of La Réole and Duras or drive further afield to the villages of Dordogne such as Eymet, Issigeac and Monpazier. Wine-lovers can explore good local vineyards or take memorable trips out to Saint-Émilion, Bergerac or Bordeaux or you could be enjoying chilled white wine and oysters looking over the bay of Arcachon within ninety minutes or so.

That said, with such tranquil surroundings, extensive grounds and numerous activities, it will be hard to leave your natural paradise at the incredible Moulin



Des Iles.

## Facilities

Quirky • Sustainable Collection • **Recommended** • **Exclusive** • Private Pool • Child-Safe Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • Hot Tub • BBQ • Satellite TV • Indoor Games • Outdoor Games • Table Tennis • DVD • Heating • Not for little ones • Cot(s) • High Chair(s) • Waterfront • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## House Interiors

*First Floor (via external floating staircase)*

- Living room with doors leading to large balcony overlooking river
- Kitchen-diner, well-equipped including dishwasher, American fridge with ice-maker, electric oven, hob, microwave, coffee machine, toaster and dining table
- Master bedroom with four-poster bed and en suite bathroom with whirlpool bath and WC
- Double bedroom
- Twin bedroom
- Shower room / wet room with shower and WC

*Open mezzanine level (off the living area, via narrow open-tread spiral staircase)*

- Twin bedroom

## Outside Grounds

- Swimming pool (13mx7m, depth 1.2-2m) with safety gate. Open approximately May to September
- Pool bar with fridge
- Poolside terrace with sunloungers (x6) and al-fresco lounge area
- Balcony terrace with gas *plancha* BBQ and al-fresco dining area
- Riverside al-fresco dining area with BBQ
- Covered terrace for al-fresco dining with BBQ
- Hot tub and terrace with table and chairs
- 2 x canoes and 1 x kayak (life-jackets provided)
- Fishing boat and rod
- Tennis net and football goal
- Mini badminton area
- 3 hectares of grounds (including five islands in total, connected by walkways or boat)
- Direct water access
- Two waterfalls
- Pond area
- Swings

## Facilities

- Wi-Fi
- 2 x portable air-conditioning units



- Heating
- Satellite TV
- DVD player
- Board games and books
- Table tennis
- Tennis net and football goal
- Mini badminton area
- Canoes and kayak (and life-jackets)
- Fishing boat and rod
- Hot tub
- Washing machine

## Location & Local Information

Moulin Des Iles is set in three hectares of grounds made up of private islands, woodland and water with the Dropt river running through it. It's located around an hour south-east of Bordeaux, in the Gironde department of south-western France.

Despite the privacy and tranquillity around you, it's only a 5km drive to a lovely bastide town with restaurants, cafes, bars and shops as well as a great weekly market where you can truly soak up the vibrant atmosphere as you pick up lots of local produce to take back to your holiday home.

La Réole (10km) is also a short drive away, a town dating back to the 12th century which sits on the banks of the Garonne river. There are many picturesque half-timbered houses, impressive historic buildings and charming lanes to explore. In July and August the town hosts night markets which bring the town to life with good food, local wine and music.

Crossing over to the Lot-et-Garonne region, Duras (15km) is another pretty town to explore with great Farmer's markets on a Monday and Wednesday morning, night markets in the summer and a *Maison des Vins* where you can sample some of the wines from the Côtes de Duras.

Wine-lovers should also visit the enchanting hilltop town of Saint-Émilion (42km), the vineyards surrounding Bordeaux (70km) as well as the famous wine-town of Bergerac (55km), perhaps via Château de Monbazillac (50km) to try their sweet wines. Closer to home, there are also many local wineries where you can tour the vineyard and sample the excellent wines.

You can also head over to Dordogne easily with the border being around half an hour away. Towns such as Eymet (35km), Sainte-Foy-la-Grande (32km) and Issigeac (55km) are delightful places to visit whilst Monpazier and Monflanquin, two of France's classified '*Plus Beaux Villages*' are just over an hour away by car.



Heading west, it's also possible to reach the Atlantic coast in just under ninety minutes. You could be sipping white wine with a plate of freshly caught oysters in Archachon Bay (130km) or messing around on the vast and beautiful dunes.

There are of course wonderful hiking and cycling trails across this region as well as horse-riding opportunities. You will find a tree-top activity centre around fifteen minutes away near Sainte-Colombe-de-Duras and golf courses near Marmande or at Château des Vigiers near the Dordogne river. There is also canoeing in the Garonne and Dordogne rivers, not to mention the Dropt river in your very own grounds!

## Local Amenities

Nearest Airport	<b>Bergerac Airport (55km)</b>
Nearest Airport 2	<b>Bordeaux Airport (88km/1hr)</b>
Nearest Train Station	<b>Gare de La Réole (10km)</b>
Nearest Village	<b>(5km)</b>
Nearest Restaurant	<b>Local village (5km)</b>
Nearest Supermarket	<b>Carrefour (6km)</b>
Nearest Town/City	<b>La Réole (10km)</b>
Nearest Golf	<b>Golf Vigiers (34km)</b>
Nearest Beach	<b>Arcachon (130km)</b>

## What Oliver loves...

- This is a magical place – a 900 year old watermill set on a private island with rivers, a little canal and four other islands around you
- It's a haven for wildlife with red squirrels, kingfishers, ducks and maybe even nesting golden orioles at certain times of year
- There are canoes, a kayak and even a fishing boat and rod (no permit required!)
- Despite the seclusion, a pretty bastide town with charming restaurants and shops is only 5km away
- Bordeaux and Bergerac are both an hour away or head a little further to the brilliant beaches of the Atlantic coast

## What you should know...

- The grounds are made up of five islands; some connected by open-sided bridges, others by boat
- There is open access to water all around the house and grounds – children should be supervised (the owner discourages children under the age of four)
- The house interior is accessed via an outside staircase that takes you to the first floor
- The fourth bedroom is on an open mezzanine level off the living area, via a narrow spiral staircase
- There are two portable air-conditioning units in the house for guests to use

# Terms & Conditions

- Security deposit: £850 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection and correct rubbish disposal.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes, except May and October when heating charges apply (meter reading at check-in and check-out, payable locally).
- Linen & towels included?: Yes. Mid-stay linen change for stays of two weeks.
- Pool towels included?: Yes.
- 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 and ensure they sort their rubbish correctly. Any extra cleaning, laundry, maintenance and/or rubbish disposal/sorting required will be charged against the security deposit.
- Other Ts and Cs: Please ensure the rubbish is sorted into the correct bins, following the instructions in the house. If not, a £100 fee will be deducted from your security deposit (to take into account the heavy fines the owner will receive).
- Pool opening dates?: The pool is open approximately May to September Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Minimum stay: 7 nights.
- Changeover day: Saturday.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: The owner advises that the house and grounds are not suitable for children under the age of four. In all cases, children should be supervised around the water.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: There are two portable air-conditioning units in the house.