

Manoir Louis

Region: Aquitaine Sleeps: 6

Overview

Manoir Louis is a traditional French farmhouse in the heart of the Landes, Aquitaine. Nestled amidst woodland near to a little farming village, the villa is a true escape and is the perfect place to come to get away from everything.

The exterior of this spacious home is rustic and provides both sunny and shady spots, while inside it is light and open-plan with plenty of space for all of your party. Downstairs there is a fully-fitted kitchen which leads out to the living and dining area with comfortable seating, a TV and a large dining table where you can enjoy each other's company over a delicious meal.

This villa is a brilliant place for families or a few friends travelling together as there are three bedrooms and two bathrooms available. One of the bedrooms is well-suited for children. There are also all of the conveniences you could need for a comfortable stay such as air conditioning, Wi-Fi and cable TV.

The house opens out on to 2 hectares of landscaped private garden, a paradise in which to enjoy the sounds of the birds in the trees and the gorgeous weather. Keep cool by taking a dip in the pool before cooking up a French feast to enjoy al-fresco on the dining terrace. With so much open space and a pool with cover and alarm system, those with little ones will love this garden.

When you wish to go out for a meal or pick up some groceries, the closest restaurant is 3km away. 17km from the villa, the village of Gabarret has a number of shops, supermarkets, bakeries and places to eat.

The region is also filled with charming, historic villages such as medieval Labastide d'Armagnac which is 23km away and the walled village of Saint Justin where you will find a quaint main square, old prison and towers is 24km away. A little further out, the spa town of Casteljaloux is 38km away and stunning riverside Nérac is a 42km drive and has an incredible castle and hosts some lovely markets.

Make sure to visit Lac de Clarens which is just over 30km away by car. This is a large and beautiful lake with boats to hire, sunbathing spots and safe water for swimming. If you prefer to swim in the sea then the coast and an array of sandy beaches are around 120km away.



Facilities

Private Pool • Child-Safe Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • TV • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Cot(s) • Rural Location • Wine Tasting • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • RWC-Bordeaux

Interior & Grounds

Villa Interior (210m2)

Ground Floor

- Open-plan living and dining room with sofas, TV, fireplace, dining table seating 8 and doors onto the garden
- Kitchen with oven, induction hob, dishwasher, fridge freezer, microwave, toaster, kettle, electric coffee machine, dining table seating 4 and doors onto terrace
- Bedroom with French sized double bed (160x200cm) and garden access
- Bathroom with shower and sink
- Separate WC

First Floor (sloping ceilings)

- Bedroom with French sized double bed (160x200cm) and balcony
- Bedroom with 3 single beds (90x90cm, suitable for children)
- Bathroom with shower, double sink and WC

Outside Grounds

- Heated swimming pool (10 x 5 m, depth 0.5m – 2.2m) with shutter cover, safety alarm and salt electrolysis cleaning system. Open approximately May to end-September
- 2 hectares of fenced private gardens
- Spacious covered terrace with dining table seating 8
- Sun loungers
- Outdoor showers
- 2 sheltered parking spaces
- Barbecue

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Flat screen cable TV
- Smoke alarm
- Washing machine
- Iron and ironing board



Location & Local Information

Manoir Louis is perfectly placed for those wishing to experience the authentic French countryside. Located in the Landes area of Aquitaine, the home is enveloped by forests and the local village is home to under 300 residents. Though the setting is ideal for a tranquil country holiday, if you also wish to visit charming villages and natural attractions then there are many within easy reach by car.

The closest restaurant to the home is just 3km away, with many more dotted around the nearby hills and villages. These traditional family run restaurants are the best places to sample local vegetables, cheeses and wines. If you prefer to cook at the villa then there are a number of large supermarkets around 17km too where you can pick up all you need.

Getting out and enjoying nature is easy when staying in such a picturesque area, you can head out straight in to the surrounding forests and countryside for walks or even explore on horseback by taking part in a guided trek. You will find the closest riding centres around 25km away. Of course, much of the countryside is made up of vineyards and these are lovely places to visit for the afternoon. Many of the vineyards offer tours, tastings and lunch and there are a number around 20km away from the villa in Betbezer-d'Armagnac.

As well as stunning farmland the Landes and surrounding areas of Aquitaine are packed with quaint villages and historic hamlets which you can visit, there are so many that you could explore a different one each day of your trip. 23km away by car you will find Labastide d'Armagnac which is a must-see, medieval walled village. In the heart of the village is the Place Royale and the bell tower which have remained unchanged for centuries. Visit the pretty churches and the museum to learn about the village's connection to King Henri IV of France. Make sure to stop for dinner and try some of the local delicacies such as the asparagus and of course the Armagnac. There are many more villages like this with their own character and attractions including Saint Justin, Roquefort and Poudenas which are all 30km away or less.

Another great place for a day trip is Casteljalous which is a gorgeous spa town located 38km away. The town is built on top of natural springs which are used by the spa resort in a series of outdoor pools which are relaxing as well as healing. The spa also offers treatments and has a wealth of facilities such as Jacuzzis and saunas. Casteljalous is also a pretty town filled with castle remains and old timber homes. Just a few minutes' drive from here is Lac de Clarens which is a large lake ideal for swimming and water sports with areas for sunbathing.

A little further afield you could visit Agen (80km away) a city with museums,



galleries, Roman archaeological sites, ancient churches and even a theme park. Around 100km in the other direction is the breath-taking coast with lots of beaches to discover such as the those at the seaside town of Mimizan.

Local Amenities

Nearest Airport	Bordeaux (112km)
Nearest Airport 2	Pau-Pyrénées (115km)
Nearest Village	(2.5km)
Nearest Restaurant	Bar/restaurant (3km)
Nearest Bar/Pub	Bar/restaurant (3km)
Nearest Supermarket	(17km)
Nearest Golf	Golf Casteljaloux (32km)

What we love

- This rustic style farmhouse is bright and airy inside with plenty of space for spending time together as a family
- Set within 2 hectares of private parkland in the Landes area of Aquitaine, Manoir Louis is the perfect idyll for your French getaway
- Take a dip in the inviting pool while enjoying the views of the beautiful garden and surrounding forest
- Manoir Louis is rurally located, but the nearest restaurant is 3km away, there are supermarkets 17km away and a number of charming villages around 20km away

What you should know...

- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Suitable for up to 4 adults and 2 children. Group bookings are not allowed.
- Manoir Louis is a country escape in a small farming community, therefore guests are asked to help to maintain the peace and quiet of the village.
- Part of the spacious house is not in use and is closed off to guests.
- The owners live around 100m from the villa - rest assured that the garden and swimming pool are for your exclusive use.
- Due to the rural nature of the villa, a car is recommended and you will find two covered parking spaces for your use.

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m.
- Departure time: 10.00 a.m.
- Linen & towels included?: Yes.
- 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Changeover day: Flexible.
- Minimum stay: 7 nights.
- Pool opening dates?: The pool is open approximately May to end-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.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Heating costs included?: Yes.
- Energy costs included?: Yes.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: A cot can be provided free of charge, on request at the time of booking.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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- Other Ts and Cs: Manoir Louis is suitable for up to 4 adults and 2 children. Group bookings are not allowed.