

# Mirandole

Region: Midi-Pyrenees Sleeps: 18

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## Overview

Mirandole is a special find, a real private escape with magnificent views of the Gascony countryside from its hillside position and the most beautiful interiors that blend the estate's rich heritage with 21st century flair.

A gorgeously renovated farmhouse awaits with a stylish open-plan living, dining and kitchen space with exposed stone walls and characterful beams whilst a yoga studio and billiards room are just two of the many wonderful features of this inviting holiday home. Find three elegant en suite bedrooms here as well as a children's dorm at the very top.

Just across the way is the guesthouse where contemporary architecture meets historic charm – it's four spacious en suite bedrooms are bathed in natural light with French windows leading out to the garden or decked terrace, all skilfully designed beneath an impressive original barn roof.

The ultra-modern pool house is another gem of this stunning home with floor to ceiling windows that can be open or closed at any time of year, just perfect for feasts in the summer kitchen or drinks by the fireplace, adjacent to the 23m long swimming pool. Relax in the pool house's sauna with picturesque and peaceful views before cooking up a barbecue, then gathering with family or friends by the fire pit.

Guests can expect great facilities here with many rooms featuring air-conditioning alongside other highlights such as a Smart TV, Sonos music speaker and activities for all ages with the boules court, table tennis and billiard table. Yoga lessons can be arranged in the studio or you may prefer to meditate beneath the shady trees on the decked yoga terrace.

Head off for tranquil walks through the 12-hectare estate with woodland, fields and vineyards (the owners make their own wine). Enjoy leisurely lunches on one of the terraces and kick back on the vast lawns with captivating views of Gascony, a historic region also known as 'little Tuscany'.

Pick up a wealth of locally produced delights at markets in local towns such as Condom, Lectoure and Fleurance, all known for their rich heritage and character. The triangle of Gers' classified '*Plus Beaux Villages*', Fourcès, Larressingle and Montréal, are all easily reached whilst day trips to the attractive towns of Agen or Auch should also be considered.



Another great joy of this region is embracing the slow pace of life, pottering around nearby vineyards and cycling along quiet country roads. Come across rustic restaurants in nearby villages serving foie gras, duck, artisan cheeses as well as so many seasonal fruit and vegetables including Saint-Clair garlic and melons from Lectoure.

## Facilities

Wow Factor • Instagrammable • Wellness • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • Smart TV • Satellite TV • Sauna/Steam • Indoor Games • Outdoor Games • Table Tennis • Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • RWC-Toulouse

# Interior & Grounds

## Main Villa Interiors (557m2)

### Ground Floor

- Open-plan living space with air-conditioning including living area with sofas and village views, TV lounge, dining area for 8-16 guests and billiard room
- Open-plan kitchen, fully-equipped including large kitchen island, induction hob, oven, microwave, dishwasher and fridge
- Bedroom with double bed, door leading to courtyard and en suite bathroom with shower, sink and separate WC
- Yoga studio
- Utility room (with fridges, freezer) and WC
- Laundry room and WC

### First Floor

- Bedroom with large double bed (2x2.2m), air-conditioning and en suite bathroom with walk-in shower, bath, two sinks and WC
- Bedroom with two single beds (can be joined to make a king-size double) and en suite bathroom with shower, two sinks and separate WC

### Second Floor (attic with low beams and small window)

- Children's dorm-style bedroom with air-conditioning, double bed and two single beds

## Independent Guesthouse Interiors (167m2)

- Open-plan living space with sofa, dining table for 8 guests and kitchenette with induction hob (x2) and dishwasher. Doors lead to garden
- 3 x bedrooms with air-conditioning, two twin beds (can be joined to make a king-size double), door leading to decked covered terrace and en suite bathroom with shower, sink and WC
- Bedroom with air-conditioning, two twin beds (can be joined to make a king-size double), door leading to garden and en suite bathroom with shower, sink and WC

## Outside Grounds

- Infinity swimming pool (23x5.5m, depth: 1.6m), 'plage' area (2.5x2.5, depth: 15cm) and safety alarm
- Poolside sun terrace with deck chairs and parasols
- Pool house with designer fireplace, dining table, bar and summer kitchen with sink, dishwasher and hob. Sliding windows (which can be kept open or



closed) leading to al-fresco dining area

- Sauna and bathroom with walk-in shower and separate WC (all part of the pool house)
- Fire pit
- Gas barbecue (mobile)
- Various other terraces for al-fresco dining/relaxation
- Landscaped garden with lounge chairs and large lawn
- Boules pitch
- Table tennis
- Yoga platform beneath the trees
- Vineyard and orchard
- Private grounds (12 hectares with forest and fields)

#### **Facilities**

- Wi-Fi
- Heating
- Air-conditioning (many rooms – see above)
- Smart/satellite TV with Netflix
- Sonos music system
- Sauna
- Pool table
- Table tennis
- Boules
- Board games
- Yoga mats and blocks
- Washing machine and dryer



## Location & Local Information

Mirandole enjoys a hillside position with glorious views of the Gascony countryside, around 8km south-east of the historic town of Condom. The nearest airports are Toulouse-Blagnac, Tarbes–Lourdes–Pyrénées and Pau-Pyrénées Airport (Bordeaux and Bergerac are also worth considering) or you may prefer to arrive by train – the high-speed train from Paris Montparnasse to Agen, 48km away, takes just under four hours.

With easy access to the country road that leads north to Condom, you can reach small villages and rural restaurants within a 5 to 15-minute drive whilst a range of supermarkets can be found around Condom, 8km by car. Take time to stroll around the medieval lanes of this pretty market town on the banks of the Petite Baïse, visit its bustling twice-weekly market, sample locally produced Armagnac and admire the wonderful Cathédrale Saint-Pierre de Condom with its four musketeers statue. The town also has a good reputation for its gastronomy across several excellent restaurants.

Embrace the slow pace of life across the Gers department as you cycle along country roads, admire the undulating scenery on horse-back, walk through rolling hills of vineyards, sunflowers and farmland or canoe/kayak along the Baïse River. The trio of gorgeous Gers villages, Larressingle, Fourcès and Montréal, are within a 15 to 25-minute drive, all three classified as one of France's 'Plus Beaux Villages' and home to some superb walking trails.

Other charming market towns include Lectoure (22km), Fleurance (23km) and Eauze (31km) whilst further south is the pretty village of Saint-Clair (35km), known for its seasonal white garlic and home to a garlic festival in early August. In the height of the summer look out for marchés nocturnes (night markets) in pretty Gascon villages and towns.

Medieval Sarrant (50km) is another gem of this region or spend the day in Auch (39km), the historic capital of Gascony. Agen (48km), on the banks of the Garonne, is a highlight of this part of southern France – try Agen prunes soaked in Armagnac – whilst Marciac is a must for jazz lovers with its many concerts and famous summer jazz festival.

## Local Amenities

Nearest Airport	<b>Toulouse-Blagnac Airport (107km)</b>
Nearest Airport 2	<b>Tarbes–Lourdes–Pyrénées Airport (109km)</b>



Nearest Airport 3	<b>Pau-Pyrenees Airport (115km)</b>
Nearest Train Station	<b>Gare d'Auch/Agen (39km/48km)</b>
Nearest Village	<b>Small village (2km)</b>
Nearest Restaurant	<b>Local villages (Within a 10-minute drive )</b>
Nearest Town	<b>Condom (7.5km)</b>
Nearest Supermarket	<b>Condom (7.5km)</b>
Nearest Golf	<b>Golf de Guinlet (32km)</b>

## What we love

- A totally private escape in a house that has been beautifully and stylishly renovated, so spacious and bathed with natural light
- The ultra-modern pool house is stunning with its floor-to-ceiling windows, summer kitchen and dining area as well as a sauna with tranquil views
- As well as the villa's yoga studio, we love the gorgeous yoga platform beneath the shady trees
- Beyond the landscaped garden, discover the vineyard, orchard, forests and fields across the 12-hectare estate, perfect for peaceful long walks
- Such glorious views of the Gers countryside all around you from its hillside position – you can easily reach Gascon gems such as Condom, Larressingle, Fleurance and Lectoure

## What you should know...

- Mirandole sleeps up to 14 guests (across the main villa and guesthouse's seven bedrooms) and an additional 3-4 children in the villa's attic bedroom beneath the characterful low beams.
- Many of the rooms feature air-conditioning – please see the "Features" tab which lists which rooms have this facility.

# Terms & Conditions

- Security deposit: €2000 charged to client's credit card as a pre-authorisation by OT one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 5.00 p.m. – 8.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, changed once for stays over 7 nights.
- End of stay cleaning included?: €600 payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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.
- Pool towels included?: Yes.
- Pool opening dates?: 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: No.
- Smoking Allowed?: No.
- Tax: French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Highchair and cot are available on request.
- Other Ts and Cs: Many of the rooms feature air-conditioning – please see the “Features” tab which lists which rooms have this facility.
- Other Ts and Cs: Mirandole sleeps up to 14 guests (across the main villa and guesthouse's seven bedrooms) and an additional 3-4 children in the villa's attic bedroom beneath the characterful low beams.