

Maison Modiano

Region: Dordogne Sleeps: 10

Overview

A grand villa with superb views towards Villeneuve-sur-Lot, Maison Modiano enjoys a wonderful location just a short walk from pretty Pujols, officially classified as one of France's '*Plus Beaux Villages*'.

This elegantly furnished holiday home sleeps up to 8 adults and 2 children across its three doubles and children's bedroom as well as an office which can be converted into a bedroom thanks to its sofa-bed. On the main floor, its living spaces are superb with a cosy lounge and stylish kitchen and dining room whilst doors open out to the balcony with glorious vistas. Meanwhile, families will love the table tennis and air-hockey in the garage's games room.

When not gazing out towards the Lot River and beyond, there is ample room outside for al-fresco dining, making the most of the garden's barbecue and summer kitchen, and lazing on the large terrace positioned just above the good-sized swimming pool. The sloping gardens and many trees add to the outdoor space and there is plenty of room for everyone.

Within a 10-minute walk you can be pottering around the heart of Pujols admiring the 16th century houses and gardens or dining in a village restaurant with tables and chairs spilling out to the square in warm summer months. Within a short drive, don't miss the bustling twice-weekly market in nearby Villeneuve-sur-Lot, perfect for preparing picnics to enjoy by the banks of the Lot River.

As well as walking, cycling, canoeing and kayaking, there is plenty to keep all ages entertained in this glorious part of south-western France. Visit other idyllic villages such as Penne-d'Agenais, Monflanquin and Villereal and look out for occasional night markets in the height of the summer when locals and tourists alike gather for fine food and good local wine often accompanied by live music.

Further afield, sample Agen prunes steeped in Armagnac, try the sweet wines of Château de Monbazillac or spend time in the beautiful and historic town of Cahors with a great reputation for its gastronomy and vineyards producing some of the finest Malbecs in the world.



Facilities

Villa/House • Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on
Request • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ •
Coffee Machine • Ground Floor Bed & Bath • Satellite TV • Games Room
• Indoor Games • Table Tennis • Pool/Snooker • DVD • Heating • Cot(s)
• High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking
Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Maison Interiors (150m2)

Main Floor

- Living room with fireplace, TV and DVD player
- Open-plan dining area with doors leading to balcony terrace
- Open-plan kitchen with doors leading to balcony terrace, well-equipped including dishwasher, oven, fridge-freezer, microwave, toaster, kettle and coffee-maker
- Bedroom with double bed (180x200cm)
- Office which can be converted into a bedroom with a pull-out double bed (160x200cm)
- Bathroom with bath/shower

Upper Floor

- Bedroom with double bed (180x200cm) and air-conditioning
- Bedroom with double bed (160x200cm) and air-conditioning
- Children's bedroom with small single bed, small raised cabin bed and air-conditioning
- Bathroom with bath/shower and two sinks
- Separate WC

Lower Floor

- Laundry area

Garage

- Games area with pool table, table tennis and air hockey

Outside Grounds (3500m2 including steps)

- Swimming pool (4x9m) with safety cover
- Terrace for al-fresco dining/lounging
- Balcony terrace
- Outdoor kitchen
- Barbecue
- Garden (various terraced levels/steps)
- Parking

Facilities

- Wi-Fi



- Heating
- Air-conditioning (upper floor bedrooms only)
- Satellite TV (Dutch channels)
- DVD player
- Games (pool table, air hockey, table tennis)
- Washing machine
- Ironing facilities

Location & Local Information

Maison Modiano enjoys wonderful views towards Villeneuve-sur-Lot from its perched setting in the Lot-et-Garonne department, just on the edge of the tiny village of Pujols.

In a residential setting, you can wander up to the heart of historic Pujols in less than 1km. It's such a pretty place to explore, home to a couple of well-regarded restaurants, some with tables and chairs on the village square in the summer months. Admire the village's 16th century houses and charming gardens, then gaze at yet more glorious valley and river views from its hilltop setting. As one of France's classified '*Plus Beaux Villages*' it's a popular place for summer visitors so head out early to enjoy the village before the day-trippers arrive.

Down below, within a 5km drive, is the attractive riverside town of Villeneuve-sur-Lot. Art-lovers should spend time inside the former mill at Musée de Gajac, home to some impressive exhibitions, then wander over the 13th century bridge to appreciate the picturesque surroundings. There are plenty of shops in the town to potter around and the twice-weekly market is not to be missed. You can usually find canoeing and kayaking opportunities in and around Villeneuve-sur-Lot in the summer.

Elsewhere within a short drive, visit the wonderful Dâme de Peyragude basilica in the gorgeous riverside village of Penne-d'Agenais (13km), drive to atmospheric markets in beautiful bastide villages such as Monflanquin (25km) and Villeréal (37km) and look out for occasional night markets in local villages and towns in the height of the summer, a fine way to enjoy regional food and local wine usually accompanied by live music.

A little further afield, medieval Puy-l'Évêque (46km) is perched above the banks of the Lot River whilst the historic town of Cahors (72km) is well-known for its excellent gastronomy and wines. Heading south, the handsome town of Agen is merely half an hour away whilst some of the picture-perfect villages and market towns of the Gers can be reached in just over an hour such as Condom, Lectoure, Fourcès, Larressingle and Montréal.

Local Amenities

Nearest Airport	Bergerac Dordogne Périgord Airport (60km)
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Nearest Airport 2	Toulouse-Blagnac Airport (131km)
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Nearest Airport 3	Bordeaux Airport (143km)
Nearest Train Station	Penne/Agen TGV (12km/27km)
Nearest Village	Pujols (Within 1km)
Nearest Restaurant	Pujols (1km)
Nearest Supermarket	Intermarché Super Villeneuve-Sur-Lot et Drive (4.5km)
Nearest Town	Villeneuve-Sur-Lot (5km)
Nearest Golf	Golf Barthe (28km)

What we love

- Within walking distance to hilltop Pujols, a tiny idyllic village classified as one of France's '*Plus Beaux Villages*'
- In a perched position, the panoramic views from the villa's balcony and terrace are superb
- Enjoy summer canoeing and kayaking along the Lot River
- Picture-perfect bastide villages within a short drive include Monflanquin, Penne-d'Agenais and Villeréal
- Spend the day visiting historic Cahors, home to some of the finest Malbec-producing vineyards in the world

What you should know...

- Maison Modiano sleeps up to 8 adults and 2 children across three double bedrooms, an office with a double sofa-bed and a children's bedroom with a raised cabin bed and small single.
- Air-conditioning is featured in the three upper-floor bedrooms only.
- In a beautiful position, guests need to be able to manage steps at this villa which also features terraced levels.
- 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.

Terms & Conditions

- Security deposit: €500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: No. €120, payable locally. 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.
- Linen & towels included?: Extra €10 per person, payable locally.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet will apply (payable locally).
- Smoking Allowed?: Outside only.
- Tax: French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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