

# Manoir Pomme Des Pins

Region: Dordogne Sleeps: 12

## Overview

This beautiful *manoir* in southwestern France offers an unspoiled retreat for up to 12 guests. The dreamy rural setting – think verdant hills, vineyards and sun-dappled stretches of trees – makes Manoir Pomme Des Pins the ideal spot for a holiday in the Lot-et-Garonne and Dordogne departments.

As you approach the driveway, you'll be able to take in a great view of the traditional home, with a charming balcony and vines climbing over the walls and around tall windows framed by wooden shutters.

On the ground floor, you'll enter through a sun-flooded hallway featuring exposed brickwork and terracotta tiles. Then there is the kitchen, mixing old and new but boasting all the appliances an aspiring chef might need to cook a delicious meal using fresh local ingredients. In the afternoon, relax in front of the fire or TV – there's a welcoming living room with sofas and armchairs, as well as a games room with books and toys for younger guests. The spacious and authentic bedrooms occupy the higher floors, and the master suite even has its own dressing room and en-suite with roll-top bathtub.

This home is simply made for entertaining and spending quality time with loved ones, whether playing table tennis, swimming in the pool or having an al-fresco *soirée* in the garden after preparing a feast in the summer kitchen. There is comfy outdoor furniture as well as plenty of shaded corners underneath the mature trees for spontaneous picnics. More fun awaits in the games room set in the old barn and a bit further, on your private tennis court.

If you can drag yourself away from this wonderful holiday setting, drive to La Sauvetat-du-Dropt, a local village located on the river of Dropt. There is handy grocery store as well as a restaurant and other amenities, plus a medieval bridge *Vieux pont sur le Dropt* worth admiring from the river bank.

This area of southwestern France is best known for its glorious countryside and many quaint villages, so make sure to explore at least a couple to really get a sense of local culture. Nearby ones include Miramont-de-Guyenne, Roumagne and Duras, as well as the popular town of Eymet.



## Facilities

Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Laptop Friendly  
Workspace • Tennis Court • Satellite TV • Games Room • Indoor Games  
• Outdoor Games • Table Tennis • Table Football • Home Cinema •  
Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Tennis  
Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground Floor

- Entrance hall
- Kitchen equipped with a fridge, freezer, oven, hob, dishwasher, microwave, kettle, toaster, coffee machine, island bar with bar stools and dining area with dining table, fireplace and chairs
- Living room with a sofa, armchairs fireplace and TV
- Playroom
- Guest WC

### First Floor

- Master suite with a king-size bed, single bed (suitable for children only), dressing area and an en-suite bathroom with a bath, shower and WC
- 2 x bedrooms with double beds
- Bedroom with a king-size bed
- Bedroom with 4 x single beds
- Mezzanine sitting room/study with sofas
- Bathroom with a walk-in shower, bath and WC
- Bathroom with a walk-in shower and WC

## Outside Grounds

- Pool (12m x 6m)
- Pool terrace with sun loungers and umbrellas
- Lounge furniture and umbrellas
- Tennis court
- Games room with table tennis and table football
- Summer kitchen
- Barn with a cinema room
- Trampoline
- Parking

## Facilities

- Wi-Fi
- TV
- Fireplace



## Location & Local Information

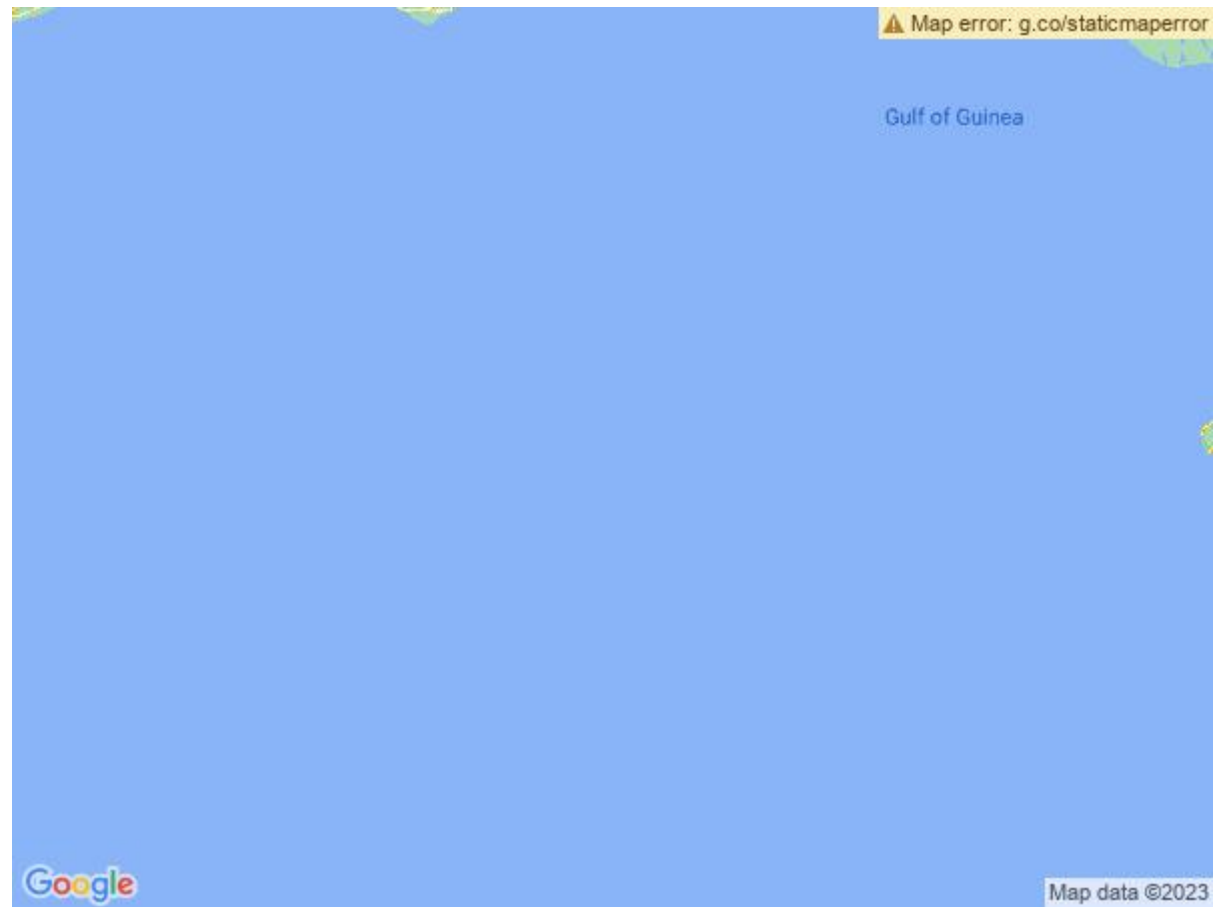
Manoir Pomme Des Pins is set down a long driveway, away from busy roads and just on the border of the Lot-et-Garonne and Dordogne departments in southwestern France.

Despite being away from the crowds, the closest village is less than a 5-minute drive away and has a restaurant and other useful amenities, while more restaurants can be found in the surrounding villages, all within a 15-minute drive of the house. To stock up your wine fridge and make hearty dishes back at the *manoir*, you can drive for 10 minutes to the closest supermarket or wait to visit one of the nearby towns and its bustling markets.

In less than one hour by car, you reach Villeneuve-sur-Lot, a *bastide* town that's centre is situated between two old gateways, now classified as historic monuments. This is an ideal place to simply get lost, walk along the river bank and enjoy a slow pace of life, with restaurants, cafes and a couple of notable landmarks immersing you in the local culture.

Eymet, an attractive town, with a thriving central market square located on the banks of the Dropt River, is less than 10 minutes by car. Walk along the medieval streets lined with 13th to 15th-century houses, or look out over an attractive stone mill from the pathway running along the river. In addition, there's a lively Thursday morning market offering a sense of the local traditions, with farmers selling everything from cheeses to lavender soaps. In addition, in the nearby vineyards and hills, there are many chateaux offering wine tastings too.

A bit further away, Agen can be comfortably explored in a day and offers a plethora of fun activities ranging from museums and landmarks to leafy parks and ambient streets lined with restaurants. In the city's patisseries, boulangeries and market stalls, you can try the local delicacy – a sweet dessert or pastry stuffed with prune purée which is fantastic with a cup of coffee or tea. On a sunny day, walk to the Pont-Canal d'Agen bridge and soak up the romantic atmosphere as you watch boats drive past or visit Musée des Beaux-Arts d'Agen – a 19th-century fine arts museum with European paintings and archaeological artefacts.



Offering excellent galleries, a thriving dining scene and great shopping, Bordeaux is an absorbing place where you'll be able to spend an entire day exploring its welcoming squares and historic landmarks – so you're lucky it's just over one hour by car away. Visit the Grand Théâtre and the nearby Place des Quinconces for a dose of 18th-century grandeur, or head to one of the intimate bars and museums dedicated to wine, such as the hard-to-find Musée des Chartrons occupying the architecturally splendid home of a former wine merchant built in 1720.

### Local Amenities

Nearest Airport	<b>Bergerac Airport (32km)</b>
Nearest Airport 2	<b>Bordeaux Airport (108km)</b>
Nearest Village	<b>(2km)</b>
Nearest Town	<b>(8km)</b>
Nearest City	<b>Bordeaux (103km )</b>
Nearest Golf	<b>Golf Barthes (23km)</b>
Nearest Tennis	<b>Miramont T.C. (11km)</b>
Nearest Beach	<b>Beach Grand Crohot (163km)</b>

## What we love

- This stunning property is a wonderful family holiday venue, with plenty of entertainment options for little ones
- You'll love the enchanting setting, enveloped by vast woodlands, vineyards, lush gardens and verdant hillsides
- The popular medieval town of Eymet with its array of cafes and restaurants is just a 5-minute drive away
- Many beautiful villages along the Dordogne River, many of them classified as 'Plus Beaux Villages' are within an hour's drive away

## What you should know...

- Please note that due to the villa's idyllic location, hiring a car is highly recommended for exploring the region.
- Please note that all bedrooms are located upstairs and are only accessible by a staircase.
- A pull-out double bed is available in the downstairs living room. Please enquire for further details.
- The single bed in the master bedroom is suitable for children only.
- 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: £800 paid to the owner 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs 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.
- Changeover day: Friday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- 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.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Tax: French Visitors Tax is included.
- 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: 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.
- 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: Weddings, stag/hen parties and any special events are not allowed.