

# Maison Beaucharme

Region: Midi-Pyrenees Sleeps: 6

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## Overview

Traditional Agenais charm meets contemporary flair at this uniquely styled maison in a characterful village with the most glorious views of the surrounding Lot-et-Garonne landscapes.

This old village house has been completely renovated to create a modern holiday home for up to 6 guests. Step through the tall glass doorway and down the steps to be greeted with chic interiors with a stylish open-plan lounge and kitchen below you and a mezzanine office space above. Upstairs, two doubles and a twin await with large windows framing the verdant vistas alongside two bathrooms, one of them en suite.

Step out of the sliding windows and be amazed by the gorgeous countryside as you gaze through the trees in the rustic garden. Sit back with a glass of local wine in the dappled shade or follow the old stone steps down to the swimming pool level with its decked terracing, sun-loungers and al-fresco lounge.

Stroll to the heart of the village in less than 200m where you can pick up simple groceries and fresh bread and admire the beautifully arcaded houses of the main square before stopping off for a coffee in the village café-bar. There are more lovely views as you follow the village's Chemin des Remparts trail or come across other peaceful walking and cycling trails in the surrounding countryside.

Potter around idyllic villages and nearby market towns, soaking up the relaxing ambience of this slow-paced region and coming across a wealth of delicious local produce from melons, strawberries, tomatoes and prunes to cheeses, magret and foie gras, not to mention the many wines (Cahors is only an hour away)!

Canoe or kayak along the Lot and Garonne rivers, cycle the greenway by the Canal de la Garonne and spend time in the historic town of Agen with its daily covered market, exquisite architecture and grand cathedral, a UNESCO World Heritage site. Pick up some prunes steeped in Armagnac to take home and enjoy on your terraced garden overlooking the gentle scenery of the Agenais countryside.



## Facilities

Villa/House • Private Pool • Child-Safe Pool • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Laptop Friendly Workspace • BBQ • Smart TV • Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Maison Interiors *(various levels with open-tread stairs and railings)*

- Open-plan lounge with Smart TV
- Open-plan kitchen and dining area
- Mezzanine level with desk
- Bedroom with king-size double bed and ensuite bathroom with bath/shower, two sinks and WC
- Bedroom with twin beds
- Bedroom with king-size double bed
- Bathroom with shower, sink and WC

*There is a fourth bedroom with a king-size double bed (and no window) on request*

## Outside Grounds

- Infinity swimming pool (6x3m, depth: up to 2m) with safety alarm
- Poolside sun loungers and sofa
- Garden with dining table and chairs
- Barbecue
- Terraced grounds (with steps and railings)

## Facilities

- Wi-Fi
- Portable air-conditioning units (bedrooms only)
- Smart TV
- Laundry facilities
- Fans (in all rooms except bedrooms which have portable A/C units)



## Location & Local Information

With countryside views from its garden and terraced swimming pool, Maison Beaucharme is located in an old village in the Lot-et-Garonne department of southern France.

The traditional village house opens straight to the road leading into the village. Stroll along the road (no pavement) into the heart of the village (within 200m) and find the grocery (also selling bread), a café bar and pharmacy as well as a second-hand charity shop run by locals. The village has a turbulent history but nowadays it's a very pretty place to stroll around with its 16th century church, village square and arcaded buildings. Follow the Chemin des Remparts for lovely views of the gentle landscapes around you whilst there are many wonderful walking and cycling trails across the nearby countryside.

Spend time visiting picturesque market towns and little villages including medieval Laroque-Timbaut (11km) with its restaurants, shops and old market hall, Roquecor (9km) with its gallery and Sunday morning market as well as characterful Frespech (9km). Heading north towards the River Lot, the incredibly attractive village of Penne-d'Agenais is worthy of a visit, as is hilltop Pujols (26km), classified as one of France's '*Plus Beaux Villages*'.

Enjoy the riverside bastide town of Villeneuve-sur-Lot (28km) and its twice-weekly market and look out for summer water-based activities along the river near here and Castelmoron-sur-Lot (42km). Venturing south, the market town of Valence (25km) is near the banks of the Garonne and the Canal des Deux Mers passes through, a pleasant spot for canalside strolls and cycle rides.

The traditional town of Montaigu-de-Quercy (16km) hosts an atmospheric market on a Saturday morning, not far from Montaigu Plage with its sandy lakeside beach, summer swimming and other activities. Lauzerte (26km) is another one of France's '*Plus Beaux Villages*' – the Tour de France sometimes passes through whilst Monflanquin (46km) and Monpazier (58km) are two of the region's most beautiful bastide towns.

Of course, Agen (26km) is a must-visit, also by the banks of the Garonne, with its exquisite historic architecture, half-timbered houses, grand cathedral (a UNESCO World Heritage site), Musée des Beaux-Arts and once again the Canal des Deux Mers. Try delicious prunes steeped in Armagnac and all sorts of other regional delights at the daily covered market or experience the main market on a Wednesday, Saturday or Sunday morning.

As well as Agen prunes, other specialities from this region include tomatoes from Marmande, melons, strawberries, asparagus, nuts, a variety of cheeses and of course foie gras, not to mention various wines from across the



vineyards of Lot et Garonne and beyond, including the Malbec wineries of Cahors, just over an hour away by car.

### Local Amenities

Nearest Airport	<b>Bergerac Airport (84km)</b>
Nearest Airport 2	<b>Toulouse-Blagnac Airport (102km)</b>
Nearest Airport 3	<b>Bordeaux Airport (170km)</b>
Nearest Train Station	<b>Agen (25km)</b>
Nearest Village	<b>In a village setting (0km)</b>
Nearest Shop	<b>Bakery/grocery store (Short walk )</b>
Nearest Restaurant	<b>Local villages and towns (10 to 15-minute drive )</b>
Nearest Supermarket	<b>Laroque-Timbaut (11km)</b>
Nearest Town/City	<b>Montaigu-de-Quercy/Agen (16km/26km)</b>
Nearest Golf	<b>Near Agen (25km)</b>

## What we love

- Agenais charm meets contemporary flair at this traditional village house with modern interiors
- Sit beneath the dappled shade with a glass of wine as you gaze out to the gentle countryside landscapes
- The views are also glorious from the swimming pool and its decked terrace
- It's lovely to be able to stroll into the heart of this characterful village with its grocery store and café-bar
- Explore other pretty villages, historic market towns and glorious countryside for walks, summer swimming in lakes and canoeing along the Lot or Garonne rivers
- Try prunes steeped in Armagnac from Agen, such an impressive old town with a daily covered market and beautiful architecture

## What you should know...

- This house is better suited to older children, mainly because of the different levels both inside and out and unprotected areas by the swimming pool. Younger children are welcome but will need careful supervision throughout.
- It's wonderful staying in this old, pretty village - the main entrance opens straight out onto the road leading to the village centre and the main square is less than 200m away (no pavement).

# 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.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, changed once for stays of more than 14 nights.
- End of stay cleaning included?: Yes and mid-stay cleaning for stays of more than 14 nights also included. 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.
- Tax: French Visitors Tax included.
- 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 towels included?: Yes.
- Pets welcome?: Small pets may be allowed, on request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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