

# Maison Du Noyer

Region: Dordogne Sleeps: 6

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## Overview

At the crossroads of the Lot and Dordogne departments lies a beautifully renovated holiday home known as Maison Du Noyer, offering a serene escape for 6 adults and one child. Tucked away in a green landscape, this spacious villa boasts a plethora of amenities, making it the perfect retreat for nature lovers seeking countryside and relaxation.

Maison Du Noyer offers a harmonious blend of rustic charm and modern comfort. The interior sprawls across 160m<sup>2</sup>, featuring a delightful open-plan layout on the ground floor. The kitchen exudes timeless elegance with its stone walls and century-old beams, complemented by state-of-the-art appliances that ensure convenience without compromising on authenticity. Adjacent to the kitchen, the living room beckons with its cosy ambiance, illuminated by natural light streaming in through generous windows. Whether dining indoors or alfresco on the terrace, guests can savour the joys of communal meals surrounded by the beauty of nature.

The villa hosts three inviting double bedrooms, which share two stylish bathrooms complete with Italian showers and separate toilets. Ascend the wooden stairs from the living room to discover a spacious hall leading to the third sleeping area, furnished with a comfortable sofa bed - perfectly child-sized!

Outside, the villa unfolds into a verdant oasis spanning 5000m<sup>2</sup>, where guests can bask in the splendour of the countryside. A heated private pool beckons for refreshing dips, while a covered terrace offers respite from the sun and provides a picturesque backdrop for outdoor dining. Entertainment abounds with amenities like table tennis and an outdoor kitchen equipped with a barbecue, ideal for leisurely gatherings and culinary adventures amidst the beauty of nature.

For added convenience, Maison Du Noyer offers an array of thoughtful amenities, including Wi-Fi access, heating, and the convenience of having beds made upon arrival. Plus, furry friends are welcome to join in on the holiday fun, ensuring that every member of the family can partake in the joy of this enchanting retreat.

Not forgetting the lovely Dordogne river where you can picnic on a beach, go for long walks or hire canoes. Follow the river and discover idyllic villages such



as Domme, La Roque Gageac and Castelnaud-la-Chapelle. Another must is the glorious medieval town of Sarlat to the north, with its vibrant Saturday morning market and amazing restaurants often specialising in Foie Gras or truffles.

The whole area is a true haven for nature and sport lovers alike from horse riding and tennis to mountain-biking and golf, not to mention the number of hiking and fishing opportunities in the area. In essence, Maison Du Noyer is the epitome of a quintessential countryside getaway, where every moment is imbued with the serenity and charm of rural France.

## Facilities

Villa/House • Modern • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Ground Floor Bed & Bath • Outdoor Games • Table Tennis • Heating • Cot(s) • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (160m2)

### Ground Floor

- Lounge space with sofas (opens onto terrace)
- Fully-equipped kitchen dishwasher, washing machine, fridge-freezer, microwave, oven, filter coffee machine, toaster, kettle, iron and ironing board
- Dining area with table and chairs for up to 8 guests
- 2 x bedrooms with double-sized bed (160cm x 200cm)
- Bathroom with Italian shower, basin, toilet

### Upper Floor (via wooden staircase in living area)

- Hallway with sleeping area featuring a sofa bed
- Bedroom with double-sized bed (160cm x 200cm), can accommodate a travel cot in addition
- Bathroom with Italian shower, basin, toilet

## Outside Grounds (5000m2)

- Private heated swimming pool (4.5m x 10m; depth: 1.5m) with outdoor shower and cover
- Outdoor kitchen with barbecue
- Garden
- Alfresco dining area with table and chairs
- Furnished terrace
- Sun loungers
- Parasols
- Table tennis
- Parking

## Facilities

- Wi-Fi
- Heating
- Washing machine
- Iron



## Location & Local Information

Situated in the idyllic countryside at the convergence of the Lot and Dordogne departments, Maison Du Noyer enjoys a prime location that beckons holidaymakers seeking both serenity and adventure. Tucked away in a quiet green area, this charming retreat offers a perfect vantage point for exploring the treasures of the Périgord region while revelling in the beautiful surroundings of rural life.

Just a stone's throw away lies the historic town of Sarlat, a cultural gem renowned for its well-preserved mediaeval architecture and vibrant market scene. Here, visitors can stroll along cobblestone streets lined with quaint shops and artisanal boutiques, indulging in the rich flavours of local delicacies and soaking in the ambiance of bygone eras.

For those with a penchant for history, the Dordogne region boasts an abundance of (pre)historic sites that offer a glimpse into the fascinating past of humanity. From the breathtaking prehistoric cave paintings of Lascaux to the imposing fortress of Château de Beynac, history buffs are sure to be captivated by the region's storied heritage.

Nature enthusiasts will find themselves in paradise amidst the lush landscapes and scenic vistas that abound in the surrounding area. Whether embarking on leisurely hikes through verdant forests, kayaking along the meandering rivers, or simply basking in the splendour of the countryside, there's no shortage of outdoor adventures to be had.

Food and wine aficionados will delight in the gastronomic delights that await around every corner. From world-class vineyards producing exquisite wines to rustic farm-to-table restaurants serving up delectable regional cuisine, the Périgord region is a veritable paradise for epicureans.

For those seeking relaxation and rejuvenation, the villa's proximity to charming villages and picturesque countryside offers the perfect backdrop for unwinding and reconnecting with nature. Whether enjoying a leisurely picnic amidst rolling hills or simply basking in the warm waters of the villa's private pool, guests are sure to find moments of bliss and contentment in this enchanting corner of France.

In essence, Maison Du Noyer's location offers the best of both worlds: a serene retreat amidst the beauty of nature, with easy access to a wealth of cultural, culinary, and outdoor experiences that promise to create memories to last a lifetime.



## Local Amenities

Nearest Airport

**Brive-Souillac Airport  
(65km)**

Nearest Airport 2	<b>Bergerac Airport (76km)</b>
Nearest Town	<b>(3km)</b>
Nearest City	<b>Toulouse (154km)</b>
Nearest Restaurant	<b>Restaurant in local town (3km)</b>
Nearest Shop	<b>Grocery shop in local town (3km)</b>
Nearest Golf	<b>Golf de Rochebois (22km)</b>
Nearest Tennis	<b>(3km)</b>

## What we love

- The stylish, rustic interior of Maison Du Noyer seamlessly blends the timeless exterior with tastefully renovated rooms and amenities, ensuring the highest level of comfort for guests.
- The villa's private heated pool can be enjoyed by the whole family
- The rolling countryside views are breathtaking - so don't forget to bring your camera!

## 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.
- A total of 6 adults and 1 child can be accommodated across the 3 bedrooms and sofa bed (child-sized) in the large hall.
- One of the bedrooms has space to accommodate a travel cot.

# Terms & Conditions

- Security deposit: €500 charged to client's credit card as a pre-authorisation two weeks before arrival and refunded 48h after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Extra €12.50 per person, payable to Oliver's Travels at the time of balance payment.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply.
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: No. €125, 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.
- Smoking Allowed?: Outside only.
- Minimum stay: 14 nights. All other durations on request.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Pool towels included?: No.
- 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.
- 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: Cot and high chair available on request.