

GRAND PAILLEY BAS - RURAL GITE IN LOT ET GARONNE

NR ALLEMANS-DU-DROPT (BETWEEN EYMET & DURAS)

PROPERTY DESCRIPTION

GRAND PAILLEY BAS is a former farmhouse which has recently been updated with thought and care for your comfort. The house sits in grounds of 2 acres with an 8m x 4m pool for your exclusive use. There is a large covered and furnished terrace next to the pool if your preference is for shade and we have a further very private table and chairs in our small orchard offering total privacy if you wish for total peace and tranquillity. Your views looking up to the hamlet are to die for and every other year you will be looking at a sea of sunflowers in between. We are very fortunate to have 360 degrees of panoramic views. We are situated on the borders of the Lot et Garonne, Dordogne and Gironde departments all of which offer an abundance of things to do and boast the beautiful and lively Bastide towns in the area. This is perfect cycling country (we can arrange bicycle hire and delivery) if you wish. There is the opportunity to meander down the river by canoe in Allemans du Dropt or on the River Dordogne a little further away. Colourful and vibrant markets in the local towns are most days of the week and in July and August night food markets, where you can sit and dine al fresco are a fun and sociable experience. If you are wine lovers there are numerous chateaux spread across the area and many vineyards to visit. What could be more perfect?

If you would like to learn a new skill, Ian is a professional photographer and runs courses. At an extra charge you would be most welcome to take a course which he will tailor to your needs!

ACCOMMODATION DESCRIPTION (All room sizes are approximate)

BEDROOMS:

Bedroom 1 with Superking zip divan bed (which can be separated) – Hotel quality. Chest of drawers, fan, wardrobe, bedside lamps and mirror. This bedroom is en-suite. Egyptian cotton linen bed linen and towels.

Bedroom 2. This is the largest of the 3 bedrooms with all of the above features, but offers space for another Z bed on request.

Bedroom 3: This also has all of the qualities of bedroom 1 but has a 5' hotel quality bed.

BATHROOMS:

En-suite bathroom has a walk in shower, basin and WC

Bathroom 2, which is shared between bedrooms 2 and 3, is very large and on 2 levels (known as "The Cleopatra Bathroom"). It has a bath with shower, WC, twin basins, storage space for your toiletries and a bidet.

KITCHEN:

The kitchen has a gas cooker with 4 rings and oven, dishwasher, microwave, toaster, fridge/freezer/washing machine and is well equipped with crockery, cutlery, pots, pans and all useful utensils that we can think of!

LIVING ROOM:

Dual aspect door's which lead straight onto the terrace make this a bright and welcoming room. Comprising a black leather suite, pine coffee table, bookcase full of paperback fiction, guide books and DVDs for your use, a pine dining table, 32" LED Flat screen TV with UK Freesat and a DVD player.

OTHER:

Private lighted covered terrace to while away your evenings enjoying the local wines and fabulous views. Gas BBQ, table and chairs for al fresco dining.

CLEANING/TOWELS/LINEN:

Egyptian cotton bed linen and towels plus tea towels are included. Fresh linen supplied weekly. Cleaning products will also be supplied. We would be grateful if you will endeavour to leave the accommodation reasonably clean on your departure.

We do not supply beach/pool towels

AMENITIES:

Private pool/ Ample parking/ BBQ/ Beautiful covered terrace/ Garden/ Satellite Internet access/ Freesat UK TV with DVD player.

LOCATION

Rural/ Village – We are 3 miles South of Allemans-du-Dropt. 9 miles South East of Duras and 10 miles South West of Eymet

ACCESSIBILITY:

As the bedrooms are all on the ground floor our property is accessible for wheelchairs, although please note that the shared bathroom has a step up to the WC and bath/ shower. We are technically not geared for disabled guests as we do not have handrails etc, so this must be at your discretion.

OUTSIDE:

The garden is 2 acres, half of which is laid to lawn. The rest of the garden has a wild flower meadow. It has mown paths leading to the fruit orchard and pond which you are free to explore. The lawned area is fenced.

The swimming pool is 8.2m x 4m and has an all over depth of 1.3m. There are sun loungers on the deck around the pool and we will supply you with a gas BBQ and utensils.

IMPORTANT NOTES:

We would like you to know that we live in the back of the house but will not impinge on your privacy. We are here should you have any questions, so feel free to come and talk to us. To make your stay a relaxing one we will supply you with a starter pack of toiletries and kitchen essentials to see you through until Monday when the shops are more accessible. (There are several supermarkets locally which are open on Sunday mornings until Midday)

Water, electricity and bottled gas are included in the price of your holiday.

Children are very welcome, but please be aware of the stringent French laws regarding swimming pools which means that children must be supervised at all times whilst playing in the garden.

*Please see our notes on responsibility and liability at the end of this document.

We have three docile Golden Retrievers that you will not come into contact with unless you wish, so consequently we are unable to accept other pets!

NOTES ON PRICES:

Prices are based on a rental of 1 week.

As we have a UK bank account, prices are in sterling to avoid you incurring extra charges for foreign transfers. You can of course pay in Euros if you wish.

CHANGE OVER DAY:

Change over days are Saturdays but there could be an element of flexibility depending on other bookings. We request that arrival is not before 4pm and that departure is by 10am as there is a lot to do in preparation for our next guests.

BOOKING NOTES:

Please make an initial enquiry either by telephone or email with the owner to confirm pricing and availability of our property. Following this communication we will send you a booking form which when completed and returned you will be asked to pay a 25% deposit by electronic transfer. We ask for the full balance to be paid 8 weeks prior to your holiday date.

We also request a deposit for damages/breakages of £180 which will be refunded in full by electronic transfer provided no damage or breakages are discovered. Please note that we are aware that accidents happen and should you break a glass or something simple it would be appreciated if you would just replace it if possible.

ABOUT THE AREA:

The beautiful rolling countryside lends itself to cycling, walking and photography. The route you take will often lead you through sunflower fields, past chateaux and vineyards and through very historic and picturesque Bastide towns.

There are plenty of good restaurants in the area if cooking is not your thing and you wish to taste good quality French cuisine at reasonable prices. Ian and Fen can suggest venues at various price levels.

We are positioned nicely for the wine regions of Duras, Bergerac, Bordeaux, St Emilion, Monbazillac and Pecharent where you can organise your own wine tours and tastings along the way.

There is history in abundance with Sarlat (the 3rd most visited town in France) offering a walled medieval town steeped in beauty and brimming with street artists for your entertainment. The Dordogne River in that area offers an exquisite canoe trip where you can meander peacefully and at your own pace and marvel at chateaux almost around every bend. This is just a 2 hour drive.

Domme is another historic walled town not far from Sarlat and well worth a visit as are the caves at Lascaux with its famous prehistoric paintings and the stunning cliff top buildings at Rocamadour.

The beach at Arcachon is two hours away by car and is very beautiful with soft white sand. The Dune du Pilat (or Pyla) is truly spectacular and well worth a visit whilst in Archachon. The boat trip to Cap Ferret across the oyster beds is also well worth trying.

There is a lovely beach/lake (Lac de Lougratte) which is run by the local commune and has lifeguards at hand, a cafe, pedalos and water slide. This is a 30 minute drive away and a huge 17ha beach lake at Casteljaloux, 45 minutes away. There is also a spa there.

Further details about the area can be found at <http://francecountryholidays.co.uk/area-around-gite-in-south-west-france.html>

We will of course point you in the direction of our local Tourist Office when you arrive and you will find a folder of information in the Gite for you to peruse if you wish to research other things to do in the area.

GOLF:

Our nearest 9 hole golf course is only a 10 minute drive from here (Le Golf de Boissec) – a very basic course.

There are 4 other courses within an hour.

Tombeboeuf .. 9 hole – Short but challenging.

Marmande... 10 hole – Very good value.

Casteljaloux .. 18 hole – Very good.

Villeneuve Golf & Country Club – challenging and hilly.

HOW TO GET THERE:

Airports: Bergerac is our nearest airport – 37 km (40 minute drive) (23 miles)

Bordeaux – 112 km (1 hr 30 mins drive) (70 miles)

Brive – 171 KM (Approximately 2 hour drive) (106 miles)

Limoges – 180 Km (Approximately 2hr 45 mins drive) (112 miles)

Car hire is essential and there are often offers to be found with certain airlines. Buggs tends to be the least expensive when flying into Bergerac.

FERRY:

Portsmouth – St Malo. 637 Km (Approximately 6 hour drive) (396 miles)
Portsmouth – Caen. 719 Km. (Approximately 6.5 hour drive) (447 miles)
Portsmouth – Le Havre – 787Km (Approximately 7 hour drive) (489 miles)
Dover - Calais – 910 Km (Approximately 9 hour drive) (565 miles)

EuroTunnel. Folkestone – Calais – 910Km (Approximately 9 hour drive) (565 miles)

TGV – Libourne (1hr 10 min drive), Brive (2 hr drive) Bordeaux (1hr 40 min drive)
Local station at Marmande – 20 minutes away

OWNER PROFILE:

Ian and Fen moved from Southampton to our beautiful Farmhouse here in the Lot et Garonne permanently in April 2013, and what an amazing time since we have had.

The house hadn't been lived in for many years and thus required a lot of work and updating and has been a complete labour of love. We have enjoyed every moment here and have no regrets with our change of lifestyle.

Our house boasts extraordinarily stunning panoramic views and has an aura of peace and tranquillity, whilst not far away there is so much to do and see. We have the best of both worlds!

Before purchasing this house, we spent 3 years researching the areas south of Limoges, and the Pays de Lauzun, as our area is known, offered everything we had been searching for. Beautiful countryside, warm, friendly and welcoming people and a fantastic climate.

Ian is a professional photographer and returns to the UK periodically to look after his major clients and is passionate about what he does.

Fen has worked extensively in the hospitality and travel industries and will welcome you into their beautiful house yet respect your privacy as it is YOUR holiday.

We are both warm and approachable hosts who have enthusiasm for the house and surrounding area and we hope that your holiday experiences in this fabulous location will be truly memorable.

Grand Pailley Bas

47350, Cambes, Lot-et-Garonne, France

Tel: 0033 (0)6 04 41 50 60 or 0044 (0)23 8001 0873

www.francecountryholidays.co.uk

*Notes on Responsibility and Liability

The use of the accommodation and its amenities is entirely at the clients' risk.

Our swimming pool shall comply with all French health and safety regulations. However, swimming pools can present potential risks to all, especially children. Therefore, use of the swimming pool is entirely the responsibility of the client.

We cannot accept responsibility for accidents occurring in relation to the pool, except where proven to be as a consequence of our negligence.

Clients must take all precautions necessary to ensure the safety of members of their party and to avoid all dangerous activity in the vicinity of the pool.

It is the responsibility of the client to ensure that minors are supervised at all times when in the vicinity of the pool.

Personal belongings left in or around the property are entirely at the risk of the client. We cannot be held responsible for any losses or damage to clients belongings or valuables, however caused.

