

# Beautiful property, jacuzzi, heated pool, Dordogne

## Summary

Quality rental property fully equipped beautifully furnished, heated pool and 6 seater Jacuzzi. Fibre internet  
The Marronnier can comfortably sleep 12 people 6 bedrooms 5 bathrooms



## Description

Looking for a top quality rental property with amazing features, fully equipped and beautifully furnished? Then look no further than the Marronnier.

Marronnier can comfortably sleep 12 people, the beautiful barn conversion which sleeps 8 people in 4 bedrooms and 4 bathrooms and our little Perigordian cottage that is just adjacent offers a further 2 bedrooms and a bathroom, sleeping 12 people in total.

Situated at the back of a tiny hamlet in its own grounds the Marronnier is in a peaceful setting. There's plenty of space/seating/sun loungers for everyone. Large outdoor covered terrace with plancha, BBQ, outdoor sink, fridge.

From the large picture window of the main house you can see the walled garden which is a little haven with its heated pool, gazabo and seating. The wafting lavender and raised wooden garden beds make this the perfect place to relax and unwind.

The large lawned garden leads to the grassy meadow where there is badminton, trampoline, swing set, boules and table tennis to keep the children happy, lots of space to play as well as lots of tracks and trails straight from the property.

Le Marronnier is an ideal base for sight seeing with lots of tourist attractions nearby, restaurants, chateaux, famous caves, historic towns, quaint villages, truffle orchards/restaurants, local markets, canoeing, velorail, acro branch, horse riding, walking trails. Also lake beaches, one with water skiing, paddle boards. Locally you can also book with

the local Tourist Office to go gold panning, caving and rock climbing .....There are electric mountain bikes available to rent locally.

#### Fibre internet

Over 40+ Excellent TripAdvisor reviews, plus 5\* Airbnb rating. I have been renting my home out since 2010.

\*\*\*\*\*You may also be interested to know that I organise "Running Holidays", great trails, great food and great accommodation. All inclusive running holidays prices starting from £350 for 3 days/nights all inclusive. Individuals and group bookings welcome.\*\*\*\*\* Check out my video it will show you lots of local places of interest.

I have lots and lots of info and tourist leaflets at my home to help you get the best out of your stay in this lovely area. Happy to help and recommend places to visit.

#### Situation:

Situated in the Perigord Noir this beautiful region of France in the Dordogne is renown for its truffles, famous caves (Lascaux 38km away) les Grottes des Eyzies, its medieval cities, touristy villages (Brantome is a must) quaint villages - St Jean de Cole voted one of the prettiest in France is just a short drive away, Chateaux, Excideuil and Hautefort being impressive local ones !

Sorges; famous for its Truffles, Auberge de le Truffe - 15 mins

Excideuil: market town (Thursday) 12km hypermarket, bakers, butchers, cafes, chateau, restaurants

Perigueux: Capital of the Dordogne, with its medieval cobbled streets, cosy squares, cathedral, bars and restaurants and evening dining out is also a must do.

From the doorstep: nature, marked walking trails, cycling lanes, woodland trails, lavoirs, and stone bories.

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My home is laid out as follows:

First floor: Entrance hall

Downstairs shower room and toilet (open plan shower, not a cubicle)

Lounge with 2 leather sofas, coffee table, 42" flat screen TV with English satellite channels.

Huge picture window with view to the walled garden and pool.

Dining area; large wooden table and plenty of chairs

Wood burning stove

Seat, foam roller and yoga mat

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Patio doors leading to covered terrace.

Kitchen, fitted kitchen fully equipped, dish washer, large range cooker, plus a wood burning stove (not for summer use) fridge/freezer, microwave, Senseo Coffee machine, coffee plunger, fully equipped kitchen, not your basic gite kitchen !

Laundry room with washing machine, shelves, iron, ironing board, high chair, Hoover, mop and bucket, cleaning products. Large wooden chest with sun bed covers and chair covers

Garage space: heating, and storage area

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Upstairs:

Hand crafted solid wooden staircase leading to upstairs

Master bedroom, large bedroom suite with kingsize four poster bed, oak wardrobe, dressing table, secretariat table and chair, 2 easy chairs and coffee table, ensuite bathroom with roll top bath, basin toilet and bidet.

Main bedroom, wooden framed wooden bed, wardrobe, chest of drawers, large mirror, secretariat desk and chair,

ensuite bathroom with shower, toilet and basin

Twin bedroom, with 2 metal framed beds, one of them an large single Napoleon bed, wooden wardrobe, dressing table and chair

Twin bedroom with 2 single beds, 2 chest of drawers

Main bathroom with corner bath and over shower, toilet and basin.

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Facilities include:

Fans in the bedrooms

Fold up cot available

High chair

Stair gate available

OUTSIDE:

Patio:

Large patio running the whole length of the property

1 half is covered, with outside sink, small fridge, plancha and large dining table with seating for 12. The other half has a gazebo offering shade and sunbeds.

BBQ - charcoal and a gas plancer

Sun loungers

Pool area:

walled garden with salt water swimming pool

gazebo for shade plus garden furniture, chairs and tables

Plenty of sun loungers

Jacuzzi - 6 person hot tub

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The Cottage - 500€ per week supplement paid for its use (this is used for bookings of over 8 guests, so for 9-12 people)

Downstairs:

Fitted kitchen with gas cooker,

Equipped for 4 guests

Round dining table and 4 chairs

Lounge with sofa and 2 armchairs

Wood burning stove

Upstairs:

Double bedroom with wardrobe and bedside cabinets

Twin bedroom with chest of drawers and alcove wardrobe

Fans in both bedrooms

Bathroom with corner bath and over shower, basin and toilet

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Outside: 5000m of gardens and grounds

Large field - that guests have access to

Badminton

Table Tennis

Trampoline

Swing Set

Boules

Plenty of parking for 4 cars

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#### INFO TO KNOW

The pool is open May to end of September and is solar heated.

To make a booking a 30% deposit payment is required.

There is a £350 security deposit payable along with the balance 8 weeks prior to the start of your holiday.

Arrival times: 4pm

Departure times: before 10am

The property is to be left clean and tidy as found on arrival. Cleaning products are supplied, or a cleaner can be booked in should you wish.

Dogs are not accepted, sorry no exceptions.

We are also unable to accommodate early arrivals or baggage drop offs.

We have had many many happy holiday makers over the last 12 years, several who come back to us each year.

You wont be disappointed with Le Marronnier and everything that we have to offer.

We look forward to welcoming you to our home.

#### Map

**Address:** Lieu dit Panassac, 24420, Coulaures

**Zip/Postal Code:** 24420

**Latitude / Longitude:** 45.27607877309885 / 0.9745297431945765



<b>Nearest airport</b>	Bergerac	70 km
<b>Nearest bar / pub</b>	Coulaures	5 km
<b>Nearest boulangerie</b>	Coulaures	5 minutes
<b>Nearest doctor</b>	Excideuil	12 km
<b>Nearest ferry port</b>	Calais	750 km
<b>Nearest market</b>	Excideuil	12 km
<b>Nearest restaurant</b>	Le Dognon	3.5 km
<b>Nearest river</b>	L'isle	2.5 km
<b>Nearest supermarket</b>	Excideuil	12 km
<b>Nearest train station</b>	Perigueux	26 km

## Directions

Easy access from major airports; Bordeaux, Limoges, Bergerac and Brive.

Accommodation, facilities, utilities

House

Board:

- Self catering

**Bedroom(s):** 6 ( 12 Sleeps )

Cots: 1, Double bedrooms: 3, Double bedrooms en-suite: 2, Twin bedrooms: 3

**Bathroom(s):** 5

Baths: 3, Bidets: 1, Showers: 2, Toilets: 5, Wash basins: 5

## Suitability

- **Long term rentals:** No
- **Pets:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Yes

## Holiday type

Activity holidays, Family holidays, Romantic holidays, Rural holidays

## View

Countryside views

## General facilities

Garden, Garden furniture, Parking, WiFi

## Indoor facilities

CD Player, Central heating, Coffee Maker, Dishwasher, DVD Player, Freezer, Fridge, Fridge freezer, iPod dock, Iron and Board, Microwave, Satellite TV, TV, Washing machine, Wood burner

## Outdoor facilities

BBQ, Gas BBQ, Heated pool (private), Hot tub, Patio, Swimming pool (private), Terrace

## Services

Cleaning extra, Linen inclusive, Towels inclusive

## Access

Off-road parking, Private car park, Stairs

## Activities

## Local activities:

Boule, Canoeing, Climbing, Cycling, Fishing, Golf, Horse riding, Swimming, Tennis, Walking

## Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>Rate summary</b>	£128.63 - £428.76		£600.26 - £2,572.54	-	2 Nights	-
<b>28-Mar-2024 - 17-May-2024</b>	£214.38	-	£814.64	-	2 Nights	-
<b>18-May-2024 - 31-May-2024</b>	£244.39	-	£1,050.45	-	3 Nights	-
<b>01-Jun-2024 - 28-Jun-2024</b>	£257.25	-	£1,372.02	-	3 Nights	-
<b>29-Jun-2024 - 30-Aug-2024</b>	£368.73	-	£2,572.54	-	7 Nights	-
<b>31-Aug-2024 - 04-Oct-2024</b>	£257.25	-	£1,372.02	-	2 Nights	-
<b>05-Oct-2024 - 18-Nov-2024</b>	£214.38	-	£1,050.45	-	2 Nights	-

## Policies

**Check in:** 16:00, **Check out:** 10:00

Check in after 4pm and departures before 10am

We are unable to make exceptions to this as we need this time to ensure the property/pool/grounds are prepared between guests.

Sorry we are unable to accommodate luggage drop offs during changeover days.

## Terms and conditions

30% deposit payment to reserve booking.

Names of all guests and ages of children under 18 are required - a booking form will be sent via email to be completed.

Taxe de Sejour is payable for all guests over 18 years (all rental properties/campsites/B&B etc are obliged to collect this tax from holiday makers)

The balance of payment along with the £350 security deposit are payable 8 weeks prior to your holiday.

The prices shown are for 8 people using the main house. Additional people (9-12) people pay the supplement and have the cottage.

Payments can be made securely via Paypal or Bank transfer if you wish.

A booking is not confirmed until deposit payment is made.

