

# La Maison Seronera - Large Farmhouse with Private Pool - sleeps 11

## Summary

Beautiful farmhouse with pool, totally refurbished to offer guests a comfortable holiday in the wonderful Charente region of France. Very reasonably priced for large families or groups to share.



## Description

Situated in the Charente region of France, yet close to the border of the Dordogne and Haute-Vienne, our beautifully recently refurbished home offers all the modern facilities expected by our guests, yet retains many character features.

The accommodation is spacious and arranged over three floors. On the ground floor there is a lounge/dining room with access to both front and rear gardens, Kitchen/breakfast room and GF Cloakroom. On the first floor there are two double bedrooms, a twin bedroom, W.C. and family bathroom. On the top floor there is a twin bedroom, a triple bedroom and shower room. The property benefits its own private entrance and private front and landscaped private rear gardens with private in-ground Roman style swimming pool. The rear garden which is secluded, also has a shingle area for dining and BBQ facility.

Surrounded by gently rolling hills and sunflower fields, La Tourterie makes an ideal base for walking, mountain biking, horse riding, wine tasting, canoeing, fishing, golfing and site seeing. . La Tourterie is a tiny hamlet 15 minutes walk from the quiet village of Montemboeuf where you will find all the essentials you will need. We are only 15 minutes drive from the pretty town of La Rochefoucauld with its imposing chateau and full range of shops, bars and restaurants. The nearby leisure lake at Lavaud offers scenic picnic sites, sandy beaches, swimming, sailing,

mountain biking and has a fantastic adventure park for the children. There are plenty of historic sites, activities and markets within a short distance to interest every age.

## Map

**Address:** La Tourterie, 16310 Montembœuf, France

**Zip/Postal Code:** 16310

**Latitude / Longitude:** 45.765802 / 0.5603489999999738



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[http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4\\_NoKZs2jqWNivIYesHGr12nVUp9KCK&center=45.765802,0.5603489999999738](http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivIYesHGr12nVUp9KCK&center=45.765802,0.5603489999999738)

<b>Nearest airport</b>	Limoges	60 km
<b>Nearest bar / pub</b>	Mamies Bar	1 km
<b>Nearest beach</b>	Royan	150 km
<b>Nearest boulangerie</b>	Montemboeuf	1 km
<b>Nearest doctor</b>	Montemboeuf	1 km
<b>Nearest ferry port</b>	Caen	480 km
<b>Nearest market</b>	Chasseneuil	10 km
<b>Nearest restaurant</b>	Montemboeuf	1 km
<b>Nearest river</b>	La Tardoire	10 km
<b>Nearest supermarket</b>	Spa	1 km
<b>Nearest train station</b>	La Rochefoucauld	16 km

## Directions

The property is located on the D16 between Montemboeuf and La Belle Etoile. Full directions are given to guests on how to find the property when booked.

Accommodation, facilities, utilities

Farmhouse

Board:

- Self catering

**Bedroom(s):** 5 ( 11 Sleeps )

Cots: 1, Double bedrooms: 2, Twin bedrooms: 3

**Bathroom(s):** 2

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

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, Golf holidays, Romantic holidays, Rural holidays

View

Countryside views, Village views

General facilities

Garden, Garden furniture, Parking, WiFi

Indoor facilities

CD Player, Coffee Maker, Dishwasher, DVD Player, Fireplace, Freezer, Fridge, Fridge freezer, Iron and Board, Microwave, Satellite TV, TV, Washing machine

Outdoor facilities

BBQ, Patio, Swimming pool (private), Terrace

Services

Cleaning extra, Linen inclusive, Towels inclusive

Access

Off-road parking, Private car park

Activities

Local activities:

Boating, Canoeing, Cycling, Fishing, Golf, Horse riding, Swimming, Tennis, Walking, Watersports, Windsurfing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£86 - £250		£600 - £1,750	-	7 Nights	-
18-May-2024 - 24-May-2024 1	£115	-	£800	-	7 Nights	Sat - Sat
25-May-2024 - 21-Jun-2024 2	£108	-	£750	-	7 Nights	Sat - Sat
22-Jun-2024 - 19-Jul-2024 3	£179	-	£1,250	-	7 Nights	Sat - Sat

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>20-Jul-2024 - 31-Aug-2024 4</b>	£250	-	£1,750	-	7 Nights	Sat - Sat
<b>01-Sep-2024 - 27-Sep-2024 5</b>	£115	-	£800	-	7 Nights	Sat - Sat
<b>28-Sep-2024 - 26-Oct-2024 6</b>	£93	-	£650	-	7 Nights	Sat - Sat

## Policies

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

## Terms and conditions

We supply terms and conditions of booking incorporated in our booking form. 30% deposit is required to book with the balance due 8 weeks prior to the holiday. We charge 45 euros for cleaning the gite which will be added to the balance payment as will the breakage deposit. The French Government charge a small Tax de Sejour which is charged for every adult staying in the country. We will advise on this charge when an enquiry is made. Smoking is permitted in the garden area only. We do not allow pets.

