Villa Gaetane

Localization

Country : France
City : South West
Address : Saint-Front-sur-Nizonne/Ref; FW 1346

Properties

Type : Villa
Bedrooms : 8
Bathrooms : 7
Sleepings : 16
Showers : 0
WC : 7

Features

Wifi - Pool - Tennis - Parking - Barbecue

Description

Villa Gaetane is a charming property 8 bedrooms estate located in Saint-Front-sur-Nizonne, in the heart of the "Périgord Vert". Nestled in its green setting bathed in sunlight, it offers a panoramic view of its park and surrounding forests. Composed of two independent residences with 8 bedrooms and 7 bathrooms accommodating up to sixteen guests. It is an idyllic place for holidays with family and friends, or to organise family events, weddings or seminars.

The main house offers a convivial space, with discreet luxury and careful decoration.
The house has a fully equipped kitchen, a large and cosy dining room with an authentic open fireplace, and four bedrooms.
Guests can also enjoy a bar and two cosy lounges.
The most remarkable feature of the estate is the location of the Orangery, with French windows opening south onto a spacious terrace and the flower-fringed pool. From this space, it is possible to admire an exceptional panorama of the hills and forests of the "Périgord Vert".
Facing the former stables, the Orangery was once used to winter exotic plants during the cold season. This is why the location of this building was chosen, so that it would be bathed in light. Today, this place has its own fully equipped kitchen, a living room and four bedrooms.

The property has beautiful gardens and 4,000 square metres of private wild park, allowing visitors to fully enjoy the beauty of the area.
The tree-lined avenue leading to the house is surrounded by a beautiful wildflower meadow with many species of butterfly. At the end of the avenue is a peaceful gravelled courtyard with a boxwood bed, a central fountain and covered parking for four cars.
Guests will appreciate the pool terrace surrounding the pavilion, from which they can enjoy a sensational view and the covered terrace with gas barbecue, summer kitchen and shower room.
The pool is down accessible via some steps and is overgrown with aromatic lavender. Surrounded by a hedge to ensure safety, this area has sun loungers, large parasols and an electric hard cover to keep the pool warm at night.
Guests can also enjoy the herb garden which they can use during their stay and a gravelled area perfect for playing pétanque.
Behind the main house is a peaceful gravelled terrace overlooking the enclosed garden and lawns with dining area.
Beyond the garden is an Arboretum, which was designed by one of the architects of Kew Gardens. It is the ideal place for a quiet walk amongst beautiful specimen trees. Visitors can also enjoy a walk along one of the paths through the private woodland where there are two small lakes and an abundance of rare flora and fauna

The rental includes pool heating, the final housekeeping, mid-stay cleaning and replacement of linen (for stays of at least 7 days), provision of a kitchen base and a maintenance basket, maintenance of the garden and swimming pool and provision of pool towels.
The villa also offers to its guests the possibility of optional services such as a concierge service, the services of a chef at home or those of a masseuse/beautician *(booking in advance),* additional cleaning time, or the delivery of fresh bread and pastries for breakfast (except on Wednesdays).
Villa Gaetane has a magical hilltop location with breath taking panoramic views of the surrounding countryside. This estate of over 4000 square metres offers the best, in relaxation and privacy, that the region has to offer.
The nearest village of Mareuil, is only 5 km away and guests will find the main amenities there (bakery, supermarket, butcher, bank, post office, ATM, pharmacy...) & in Brantôme 10 km, there are also very good restaurants.
The nearest train station is Angoulême TGV station with a direct line from Paris (CDG).
The property is 43km or 45 minutes from Angoulême (TGV station)

Accommodation*: 700m2*
First floor; Main House
Bedroom 1: Double Bedroom King size bed 180cm bed with en-suite bathroom with 2 washbasins, bath, shower. This bedroom includes also fan.
Bedroom 2: Double Bedroom King size bed 180cm bed with en-suite bathroom with 2 washbasins, bath, shower. This bedroom includes also fan.
Bedroom 3: Double Bedroom King size bed 180cm bed with shared bathroom with shower, washbasin. This bedroom includes also fan.
Bedroom 4: Twin Bedroom 2 single beds with shared bathroom with shower, washbasin. This bedroom includes also fan.

Pavilion
Bedroom 5: Double Bedroom King size bed 180cm bed with private bathroom with walk-in shower. This bedroom includes also fan. View of countryside
Bedroom 6: Twin Bedroom 2 single beds with en-suite bathroom with bath with shower head. This bedroom includes also fan. View of countryside
Bedroom 7: Children room with one bunk bed en-suite bathroom with bath with shower head. This bedroom includes also fan. View of countryside
Bedroom 8: Double Bedroom King size bed 180 cm bed with en-suite bathroom with bath, shower. This bedroom includes also fan. View of countryside

Features & Amenities:
Sleeps 14 adults & 2 children; 8 bedrooms & 7 bathrooms & WC
Internet access Wi-Fi
Living room with fireplace
Dinning room with fireplace
Library
Bar
TV with DVD library & DVD player
Fully equipped kitchen with appliances /Induction stove/Microwave/Nespresso coffee machine/Oven/Refrigerator/Stove/Cooker/Freezer etc
Washing machine/ Tumble dryer
Hair dryers
Bicycles

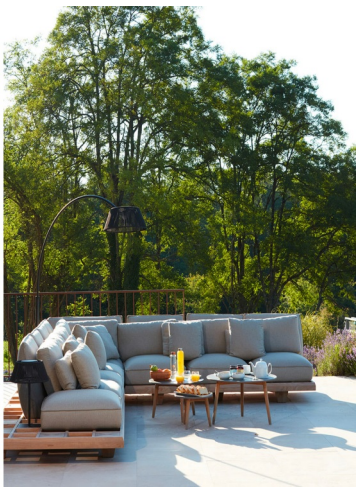
Outdoor Features:
Swimming Pool
Barbecue
Great private park and garden
Lounge area on the terrace
Outdoor dining areas
Pool lounge chairs
Terraces
Tennis court
Parking

Children:
Children welcome
Secure pool

Services Included in the Rental:
Bed and household linens changed every 7 days
Concierge service & Assistance
Pool heating
Final end of stay housekeeping
Mid-stay cleaning
Base provision of a kitchen
Maintenance of the garden & swimming pool
Pool towels

Extras No Included in the Rental; *on request when booking & subject to availability*
Refundable Security Deposit 10 000 € to be paid to the agency with the final rental instalment
Local Tourist Tax "Tax de Sejour" 1.5% of the price of the night/adult/night to be paid cash or pre-arranged *please enquire when booking*
Bikes available
Chef / Cook
Extra hours of housekeeping starting at 30 € per hour
Grocery delivery
Delivery of fresh bread and pastries for breakfast (except on Wednesdays).
Child care, Baby sitting
Masseuse/beautician (booking in advance)
Car with driver
Airport transfer

Please Note:
Check in after 16.00 p.m.
Check out before 10.00 a.m.
Saturday to Saturday only
Pets not allowed
Personal means of transport advised
No smoking in the Villa
Children welcome
Language spoken by staff French- English

Location:
Mareuil, 5 km away *(bakery, supermarket, butcher, bank, post office, ATM, pharmacy...)*
Brantôme 10 km (*bakery, supermarket, butcher, bank, post office, ATM, pharmacy & very good restaurants.*
Angoulême TGV station *with a direct line from Paris (CDG).* 43km
Limoges 93km
Bergerac 95 km
Bordeaux 150km
Paris 520 km
Lyons 477 km

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