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# Villa de la Roussie

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## Localization

Country : France

City : South West

Address : Perigord/Ref; FW 1347

## Properties

Type : Villa

Bedrooms : 4

Bathrooms : 2

Sleepings : 8

Showers : 0

WC : 3

## Features

Air conditioning - Wifi - Pool Heating - Parking - Barbecue - Garden - Views - No smoking

## Description

Villa de La Roussie is a charming villa in Perigord, elegantly restored, which can comfortably accommodate up to 9 people in 4 bedrooms, heated swimming pool, beautiful nature

Villa La Roussie is a charming independent villa of 300 m2, elegantly restored, which can comfortably accommodate up to 9 people.

The house has 4 spacious bedrooms and 2 bathrooms with walk-in shower, a large living room opening onto a covered terrace, a large bright living room with fully equipped open-plan kitchen with central island. The two terraces will delight you with softness and tranquility with the direct view of the countryside.

The elegant and refined decoration, the materials and the colors chosen give the house a peaceful atmosphere with a relaxing view of a bucolic landscape.

Summer and winter, you can stay there, as you wish.

The living room with a 4-seater sofa, 2 armchairs and 3 poufs, a coffee table, its 4 glass doors gives it natural light all day long regardless of the season. The kitchen is bright with a large glass door which gives access to the terrace. It has two worktops and a central island in stone from the region. The kitchen is fully equipped with dishwasher, fridge and freezer, appliances for breakfast (toaster, kettle, microwave, pod coffee maker ...), a Smeg stove with 5 gas burners and electric oven, you also have a Thermomix TM31, an electric plancha, a juice extractor ...

The dining room, open to the kitchen with a large square table that can accommodate up to 12 people, in the dresser you will have everything you need for your meals.

There is a laundry room where you will find a washing machine, a dryer, storage shelves and the ironing set

Upstairs are the 4 bedrooms and shareing 2 bathrooms

All bedrooms are furnished with King size beds that can be double or twin, bedroom 3 has an additional bed that can accommodate 3 single beds.

In the bathrooms you will find hair dryer, towel dryer, magnifying mirror, storage ...

Shower room a shower with a basin, storage, towel dryer, as well as 2 independent WC

The villa is located on a plot of 2000 m<sup>2</sup> semi closed, isolated between meadow and wood. You can enjoy its private heated swimming pool of 10m x 5m in complete freedom and privacy. The pool is secured by a rolling shutter to CE standards and an approval fence, you have sunbathing and parasol, toilets and a shower are dedicated to the pool area.

In the park are at your disposal a swing, trampoline, table tennis, bicycles ...

Private parking on the property.

The house is at the crossroads of the Dordogne and Charente, at the gates of the Périgord Limousin Regional Park.

## Accommodation:

*Ground floor:*

Living room with a 4-seater sofa, 2 armchairs and 3 poufs, a coffee table etc.

Fully fitted kitchen two worktops and a central island equipped with dishwasher, fridge and freezer, appliances for breakfast (toaster, kettle, microwave, pod coffee maker, a Smeg stove with 5 gas burners and electric oven, you also have a Thermomix TM31, an electric plancha, a juice extractor ...

access to the terrace.

Dining room, open to the kitchen with a large square table that can accommodate up to 12 people,.

Laundry room with washing machine, Tumble dryer etc.

*Upper Floor;*

Bedroom 1: Double bedroom with King size 180cm bed (*configurable in to twin beds*)

Shared bathroom outside with shower & a separate WC. View of the garden

Bedroom 2: Double bedroom with King size 180cm bed (*configurable in to twin beds*)

Shared bathroom outside with shower & a separate WC. View of the garden

Bedroom 3: Double bedroom with King size 180cm bed (*configurable in to twin beds*) & a single bed 90 cm

Bathroom outside the room, shared, with shower & separate WC

View of the garden

Bedroom 4: Double bedroom with King size 180cm bed (*configurable in to twin beds*) View of the garden

Bathroom outside the room, shared, with shower 2 washbasins & separate WC.

**Features & Amenities:**

Sleeps 8 +1 max; 4 bedrooms, 2 Bathrooms

Extra bed on request

Living room with fireplace

Internet access Wi-Fi

Dining room

Fully equipped kitchen & Appliances with Cooking utensils /Freezer/ Juicer/ Kettle/Microwave/Nespresso coffee machine/ Oven/ Refrigerator/ Toaster etc.

Laundry room Dishwasher/ Tumble Dryer

Terrace

Music speaker

Heated outdoor swimming pool

Ping-Pong table

Trampoline

TV

Bicycles

**Outdoors Features:** 2000 m²

Heated swimming pool of 10m x 5m Barbecue

Garden

Outdoor dining areas

Plancha

Pool house

Pool lounge chairs

Ample Parking

**Children:**

Children welcome

Baby cot & Highchair

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

Weekly house cleaning (2 weeks stay)

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 5 000€ to be paid with the final rental instalment

Tourism development tax "Tax de Sejour" starting at 3 .00 per guest/night to be paid locally in cash or payment pre arranged *please enquire when booking*

Bed linen and towels change starting from 60 € per service

Extra bed 60 €

Chef / Cook

Extra hours of housekeeping starting from 35 € per service

Grocery delivery starting from 35 € per service  
Delivery of fresh bread and pastries starting at 15 € per delivery  
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, 6 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

**Galerie**















