

## Holiday Villa, Sauveterre-de-Guyenne, Aquitaine, France



### Seller Info

**A stunning immaculate family friendly French villa**

Listing ID: 518

Nightly: 664

Weekly: 4,632

Monthly: 18,527

Type Of Vacation Rental: Holiday Villa

Property Name: A stunning immaculate family friendly French villa

Bedrooms: 7

Sleeps: 11

Bathrooms: 5

Description:

You enter Les Pins through security gates and into the circular drive with the central lawn ahead edged with an avenue of roses and a

back drop of hydrangeas. To the right of the entrance due West is the start of the wood which embraces two sides of the villa. Within

the wood there is a camouflaged tree house which makes great entertainment for the kids.

As you drive through to the paved parking area there is an undercover bbq with a chimney breast along with an outdoor fridge and a

'table tennis'. Opposite is an arched verandah with three French doors leading into the villa.

To the east of the villa lies a beautiful lawn with an orchard and then fields beyond.

On the South side of Les Pins from the double doors in the living room you are on the wonderful wide large terrace with another

verandah giving a shaded outdoor lounge. The terrace frames two sides of the house maximising the sun. Under the umbrella is the

outdoor table and chairs along with sun loungers. The terrace commands grand views of the swimming pool and to the woods

beyond.

The stunning swimming pool is down within a gated arena facing onto the woods The pool is 5m /12m with roman steps and is

heated for your comfort and those cooler climates. There is an outdoor shower to the side of the pool near the locked pool house and

eight very comfortable sun loungers for sunbathing around the pool.

### GROUND FLOOR

When entering this immaculate property through either of the three French doors from the parking area you are welcomed by a

stunning modern open plan kitchen and dining room. The kitchen is well equipped with a dishwasher, large oven, microwave, with a

4 ring electric hob and a double sink.

Off the kitchen is a super laundry room equipped with washing machine, tumble dryer, Belfast sink, ironing board and all the

necessary cupboards and shelves. As well as a large family size fridge freezer and a built in ice-maker.

Walking through the arches from the kitchen and dining room you are greeted by the elegant sitting room with a fabulous fireplace

and one large corner sofa as well as a three seater sofa.

There is a TV, DVD player and free to view box allowing you to access the standard UK channels. There is also wifi Internet access.

Through the door off the dining room you have some of the downstairs sleeping quarters which are two good size double bedrooms.

Both bedrooms have French doors onto the surrounding terraces. The master bedroom has two free standing wardrobes a chest of

drawers and a large double bed, 160 / 200 cm. It has it's own bathroom with a bath, double vanity unit, WC and a large glazed

shower enclosure.

The second double bedroom on the ground floor has a 160/200 double bedroom with a small en-suite shower room with toilet, wash

basin and glazed shower enclosure.

To the other side of the sitting room there is another door leading to two single bedrooms ideal for children and a nanny with a

bathroom to serve both rooms. The bathroom has a shower, bath, WC, toilet

Off the kitchen and laundry room there is a lovely bright sitting room or snug room with stairs leading to a mezzanine and to the

first floor. This room is equipped with a flat screen TV, DVD, Apple TV, i phone/ i-pad video connection.

The whole house has wifi along with Internet boosters in the rooms to emphasise the connection.

### FIRST FLOOR

Through the doorway of the mezzanine is a study/hall with, desk and wifi internet access. Ahead is a charming double bedroom with roof lights above the bed to gaze at the stars. It has an en-suite bathroom with glazed shower unit, bath, basin and toilet.

Up a small flight of stairs from the hall there is a fantastic unit for a family with young children. To your left of the hall in the eaves is a room with a single bed as well as a cot-bed and a chest of drawers. This room makes the villa accommodate up to 12 people, including the children, if needed. There is a WC around the corner of the hallway. Then go through the door and you enter a light and spacious en-suite bathroom with a shower enclosure free standing bath, washbasin and dressing table. Then through the door ahead is a lovely light and airy bedroom with wardrobes either side and a fabulous large 2m/2m double bed.

All linen is provided including bathroom towels and swimming towels. The house is cleaned on changeover days.

### Property Features

- Air Condition
- Blender
- CD/Radio
- DVD
- Dryer
- Dishwasher
- Freezer
- Internet Access
- Indoor Fireplace
- Linens
- Microwave
- Refrigerator
- Stove
- Television
- Toaster
- Washing Machine

### Lot Features

- Barbecue
- Garden
- Garage
- Outdoor Fireplace
- Parking
- Patio

### Nearby Activities/Amenities

- Bike Rental
- Grocery Store
- Hiking
- Park Areas
- Restaurants Nearby
- Shopping

Listing Views: 2841

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