



For Rent - Elegant Country Chateau with eight bedrooms, heated pool and lake  
Lot-et-Garonne

**£2700 to £4,975 rental per week**

8 bedroom, 7 bathroom, 3 reception Chateau Property Ref: H107

8 bedroomed Chateau, 7 with ensuites - Both formal and relaxed reception rooms – Dining Room seating up to 18 – Sitting Room with satellite TV, DVD Player and Ipod docking Station – Study with WIFI access -et in 11 hectares of stunning grounds - Heated saltwater Pool 12m x 6m - Lake - Terraces for outdoor living – Toys, Games and baby equipment -Private setting with long entrance drive – Additional services can be arranged including local chef  
Bordeaux Int Airport - 1hr 30 - Toulouse Int Airport - 1hr 20 - Bergerac International Airport - 1hr 20

A beautiful country Chateau set in the midst of 11 hectares of grounds including gardens, orchards, swimming pool and lake. The grand driveway gives you a hint of what is to come as you approach. Ideal for holiday rental, this Chateau has 8 large bedrooms, six of which are en-suite. The final two offer a double bedroom and a dormitory room with double bunk beds and a shared family bathroom. The kitchen is modern and well equipped with every convenience you could want. An elegant Chateau must have gorgeous reception rooms and this one does! There is a choice of cosy living room or more formal drawing room, both with plenty of seating. The Dining room if you can drag yourself away from the outdoor dining terrace overlooking the lake seats plenty and has a large formal fireplace.

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floor plans ■ virtual tours ■ local area info

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SARL au Capital de €30.000 - Carte Professionnelle No. 484 Prefecture de la Dordogne - Siret: 491 449 328 RCS Bergerac

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The heated 12m x 6m saltwater swimming pool is close to the Chateau with sun loungers, cane seating and two tented gazebos for shade. The Chateau is set just a short walk (15 minutes) through open countryside to the nearest village which has a great boulangerie, restaurant and bar. The Chateau is well equipped for children and adults alike and suits from the smallest of groups up to a houseful of 20 including 2 cots.

### **Full Property Details**



#### **Entrance and Drive**

Once through the grand iron gates, a beautiful tree lined avenue leads down to the Chateau where a fountain sits proudly in front of the main doors.



#### **Hallway**

A spacious and light hallway welcomes you to the Chateau.



#### **Kitchen**

The kitchen is large and well equipped with every modern convenience you could require. There is a large American Fridge Freezer, oven and hob, dishwasher and integrated coffee machine. There is an ipod docking station in here as well. French doors open onto a small terrace which overlooks the dining terrace and lake.



### **Sitting Room**

The sitting room oozes luxury and charm with three large sofas. There is satellite television and a wii for the children or adults (you need to bring your own games!) There is a small playroom off the living room in the tower.



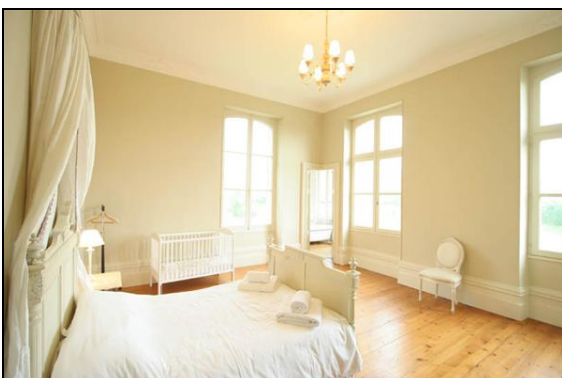
### **Drawing Room**

Another fantastic reception room and ideal for reading and relaxing in a more quiet environment - great when there are larger groups. There is a small study area off the drawing room which has broadband wifi access.



### **Dining Room**

With an impressive fireplace, the dining room seats 10 with comfort, more chairs and an additional table can be added if required.



### **Bedroom 1**

Bedroom 1 is a kingsize with its own ensuite bathroom set in the tower. All the bedrooms have space for a cot should you require this.



**Ensuite to Bedroom 1**

A stunning bathroom set into the tower itself with roll-top bath, marble basin and towel rail.



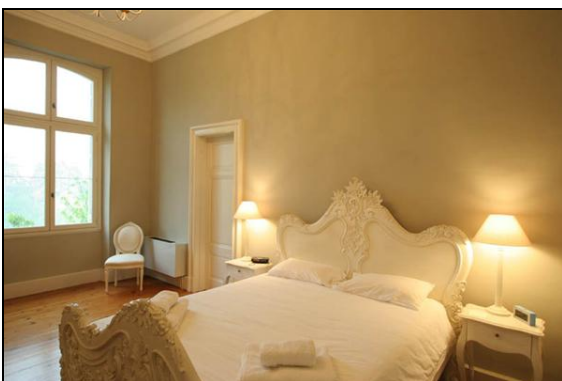
**Bedroom 2**

Bedroom 2 is a kingsize 4 poster bed with French windows overlooking the swimming pool, terrace and gardens, again with its own ensuite bathroom set in the tower.



**Ensuite to Bedroom 2**

A stunning bathroom set into the tower itself with roll-top bath, marble basin and towel rail.



**Bedroom 3**

Bedroom 3 is a kingsize again with ensuite bathroom.



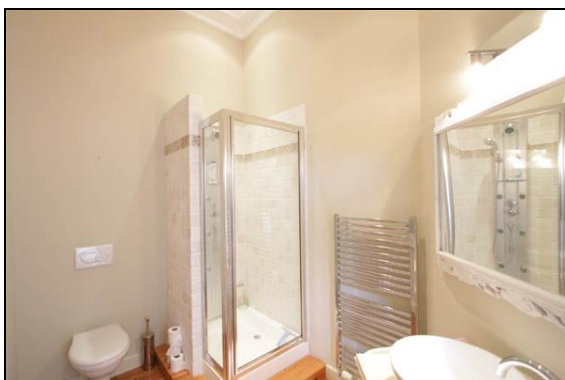
**Ensuite to Bedroom 3**

A large Bathroom with bath, wc and basin.



**Bedroom 4**

Bedroom 4 is ideal for children with a single 4 poster bed and additional child's bed. The ensuite has a shower, basin and wc.



**Ensuite to Bedroom 4**

The ensuite to Bedroom 4 has a shower enclosure, basin, wc and towel rail.



**Bedroom 5**

Bedroom 5 is a large double room with ensuite shower-room set in the tower.



**Ensuite to Bedroom 5**

A stunning shower room set into the tower itself with an enclosed shower, marble basin, wc and towel rail.



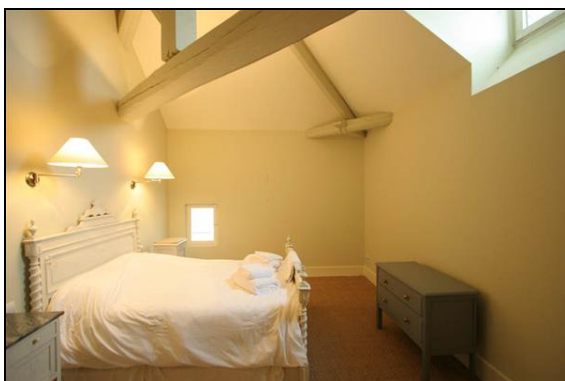
**Bedroom 6**

Bedroom 6 is a large double room with ensuite shower-room set in the tower.



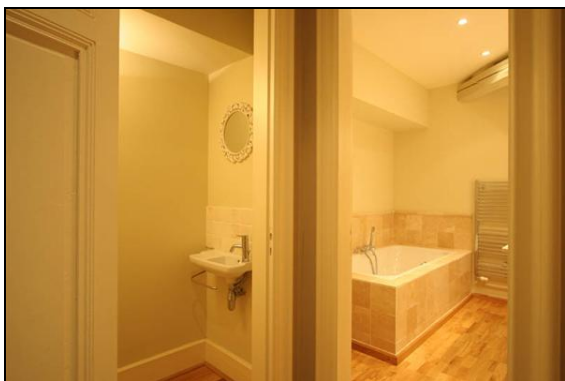
**Ensuite to Bedroom 6**

A stunning shower room set into the tower itself with an enclosed shower, marble basin, wc and towel rail.



**Bedroom 7**

Bedroom 7 is a double room with access to the family bathroom and wc.



### **Bathroom and WC**

The family bathroom is set just beside Bedroom 7 and can be used as an ensuite. It can also be shared with Bedroom 8 which is the bedroom with two sets of Bunk beds. There is a bath, basin and towel rail and then a separate wc.



### **Bedroom 8**

Bedroom 8 is ideal for children and has two sets of bunk beds.

There is also a small utility area to the right of this room with washing machine if required.



### **Dining Terrace**

French doors open from the kitchen with a view over the dining terrace and down to the lake below. There is plenty of seating for outdoor living here at both the two large tables and then more informal casual seating under the shade of the trees.



### **Heated Pool**

The pool is heated and saltwater. There are sun loungers set on the grass to the side and two tented gazebos to provide the much needed shade from the heat of the day. There is an automatic hardover for the pool for security.



### **Lake**

For fishermen there is a private lake for your use.



### **The Village**

The Chateau is set in the quiet countryside of the Lot-et-Garonne but with just a short walk into the village of Laugnac where you will find a boulangerie, bar, and restaurant.



### **Local Area**

The River Lot has beaches, canoeing, sailing and other activities such as boat trips and cruiser hire. For more cultural activities there are Frescoes, Caves and Museums all within a short drive of the Chateau.

It is a short drive to the bustling town of Agen and there are over 40 picturesque and historic bastide towns to visit in the area. A part of France renowned for its gastronomy, the daily morning markets are a must for the visitor as well as all the local restaurants that cater for pretty much every budget and style.

For more action packed activities, Golf d'Albret is an 18 hole golf course in Barbaste, 47230 just over 30 minutes away and the adventure Park

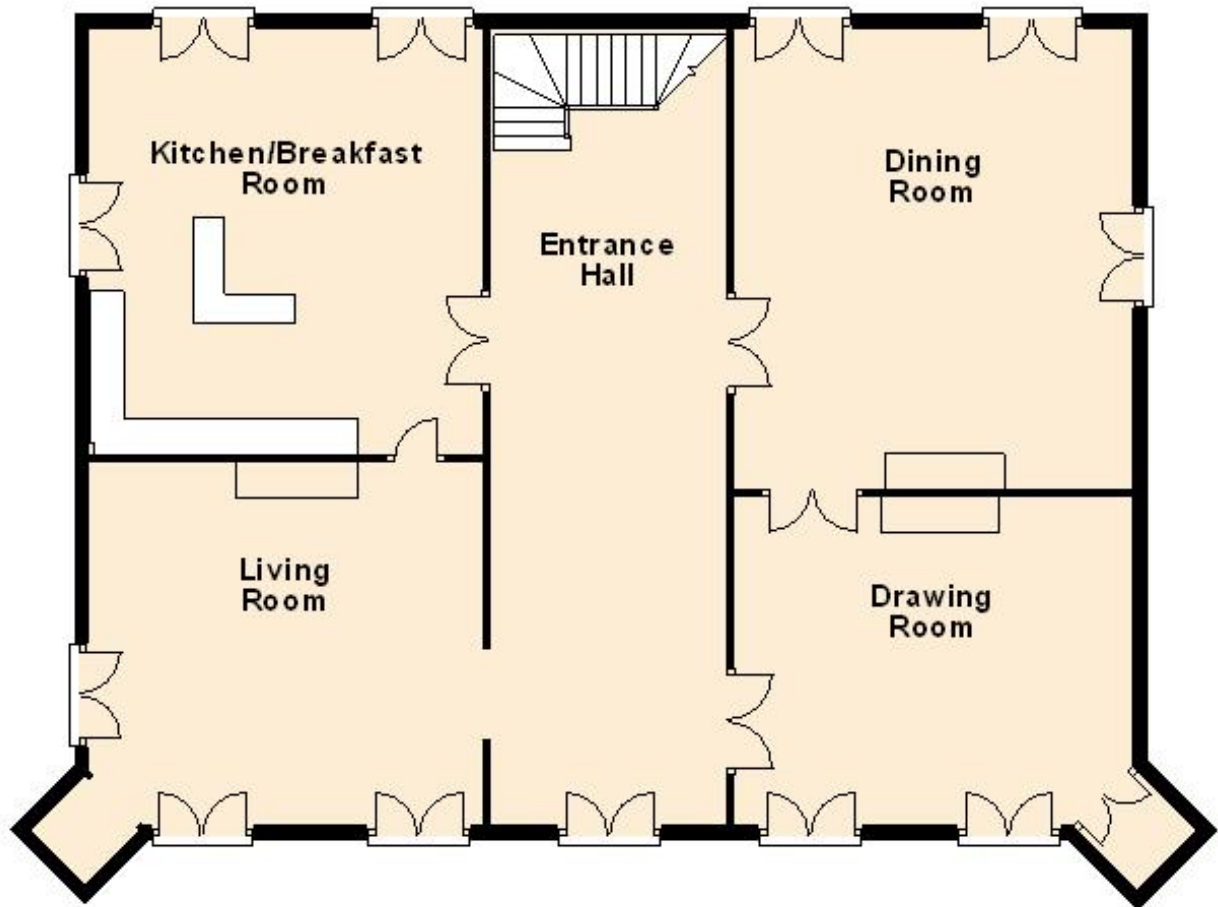
### **Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. For rental clients, your contract is directly with the owner of the property. None of the above appliances/services have been tested by ourselves.

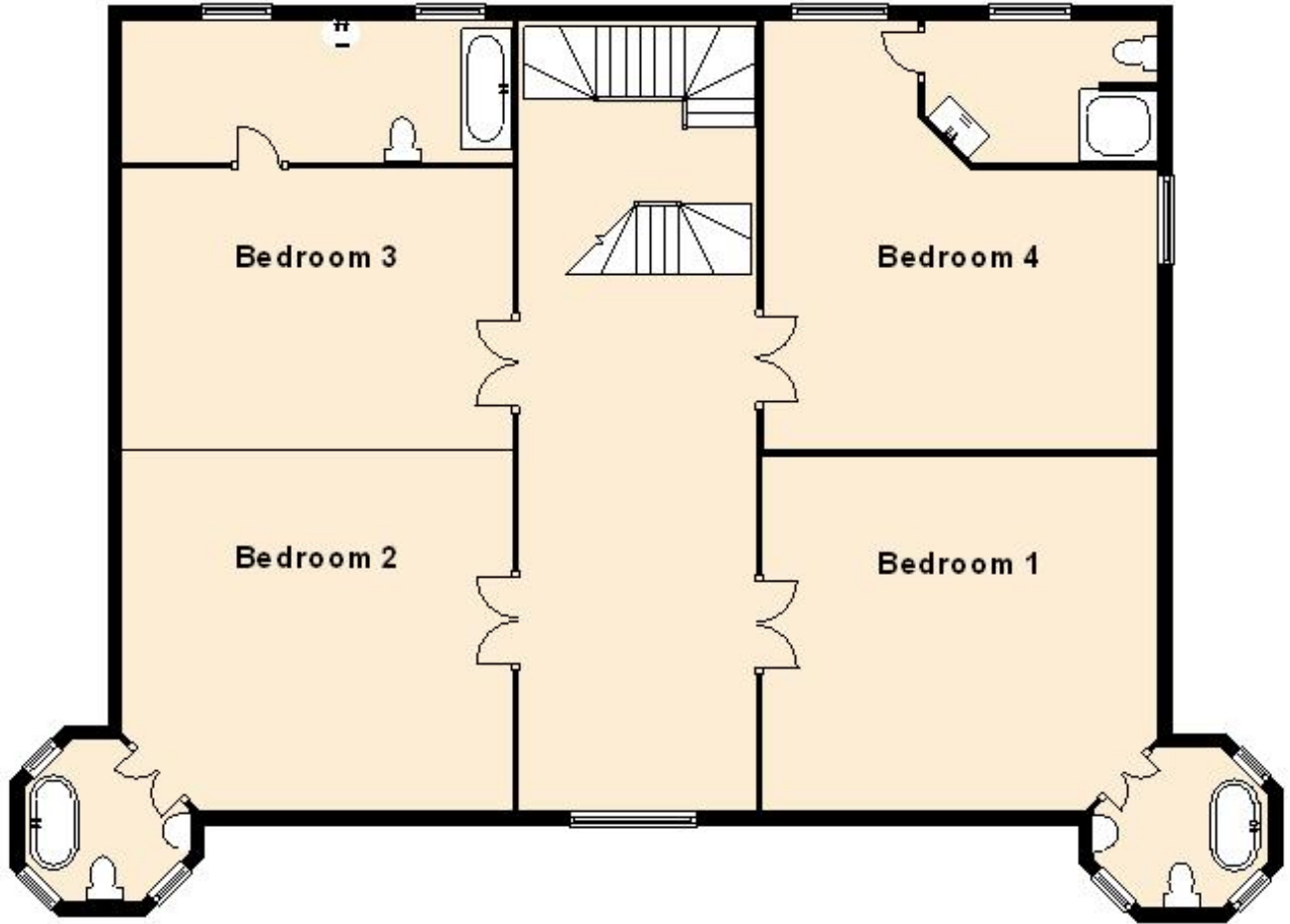
## Floor Plans

### Ground Floor

Approx. 1694.4 sq. feet)



**First Floor**  
Approx. 1748.4 sq. feet)



## Second Floor

Approx. 1769.8 sq. feet)

