

# Domaine D'Arpels

Region: Midi-Pyrenees Sleeps: 15

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## Overview

Located within vast private grounds and surrounded by the lush green countryside of the Gers, Domaine D'Arpels is perfectly located for relaxed days in the garden or visiting authentic French villages.

This spacious and contemporary home hails from the 1700s and was once a large stable block. You can still see the rustic stone external walls and wooden details; otherwise, the house is chic and modern. The living spaces and kitchen are all open-plan, which creates a social atmosphere and a great area to gather together for dinner and a few drinks in the evening. The expansive, double-height living room has different seating zones, a fireplace and a huge dining table.

When you wish to turn in for the night, there are seven lovely rooms to choose from. Two of these rooms have been decorated with children in mind, with one even having a ladder up to a hidden bed, so the kids will feel like they are having a sleepover every night. There are five double bedrooms decorated in calming colour palettes for the adults in your party. Most of the rooms also offer en-suite bathrooms, dressing rooms and office spaces.

The house is enveloped by a wonderful garden with lawned and planted areas, terraces, dining spaces and a private pool. There is a summer kitchen to prepare al-fresco suppers, a ping pong table, and a boules court. There is so much to do and so much space that you can spend all day enjoying the garden and walking around the land.

Near the home, you can find walking and cycling routes and a number of vineyards which you can visit for tours and tastings and learn more about wine production.



When you wish to dine out, the closest village is Lavardens which is 9km away. Lavardens is a medieval village described as one of the most beautiful in France, and it is easy to see why. The charming village spirals out from its defensive castle, once owned by the Counts of Armagnac, built in the 12th century. The region remained independent until the 15th century, but until then, it was involved in countless battles against England and France. The gorgeous castle eventually fell into ruin but has now been restored as a centre of art and culture. Other historic sites include a former mill, ancient churches and a wash house. The village is also a great place to visit for dinner and shopping in the artisan shops and the great nighttime market held in the summer months.

There are plenty more places to visit just a short drive away, including the fortified village of Fleurance, 14km, where you will find a wider range of amenities, as well as the thermal spas and lake in Castéra-Verduzan, 10km, and the bustling city of Auch, 24km.

## Facilities

Villa/House • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Dishwasher • Coffee Machine • Safety Deposit Box • Satellite TV • Bicycles Provided • Table Tennis • Pool/Snooker • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (450 m2)

- Large open-plan room with sofas, armchairs, fireplace, TV, pool table and dining table seating 16 guests
- Open-concept kitchen in living space with oven, hob, fridge freezer, dishwasher, Magimix, kettle and coffee machine
- 4 x bedroom with double bed (180cm), dressing rooms, office areas, en-suite bathrooms with double sinks, baths, showers and separate WC rooms
- Bedroom with double bed (180cm), dressing room and office area
- Bedroom with 2 single beds (90cm), dressing room and office area
- Bathroom with double sink, shower and separate WC room
- Bedroom with 3 single beds (90cm)(one of which is accessed via ladder) dressing room, en-suite bathroom with double sink, shower and separate WC room

## Outside Grounds

- Private swimming pool
- Poolside beds and sun loungers
- Landscaped garden with lawns and trees
- Covered terrace
- Summer kitchen with barbecue and grill
- Al-fresco dining area
- Outdoor bar
- Boules court
- Ping pong table
- Parking

## Facilities

- Air conditioning
- Wi-Fi
- TVs
- Sound system
- Pool table
- Board games
- Bicycles



## Location & Local Information

If you are looking to get away from hectic day-to-day life and enjoy your days surrounded by fields of sunflowers and sleepy hamlets, then the Midi-Pyrénées is the place for you. Domaine D'Arpels is a large family home immersed in rolling hills and vineyards with a wealth of nearby walking, hiking and cycling opportunities for you to discover.

The rural landscape near the home lends itself to peaceful days strolling through the grounds and woodlands close to the home. There is a small, pretty lake just a stone's throw away from the villa, which is the ideal spot for a picnic with the family while looking out for local birdlife. Bikes are available at the house if you would like to go a little further afield, or if you would prefer to see this diverse landscape from horseback, then head over to Les Ecuries d'Armagnac, which is 12km away. This friendly riding centre offers lessons for adults and children and guided treks which would be a memorable day out for everyone in your party.

You will also notice plenty of vineyards and wineries in this area. The Midi-Pyrenees is well-known for its red wines, which have been produced in the region since the Roman settlers planted vines 2000 years ago. To learn more about wine production or to try out some samples, you can visit many of these local vineyards, including one very near the villa's grounds.

As well as its stunning landscape and natural attractions, this region is known for its historic towns and villages, such as Lavardens, which is 9km away by car. Here you will find the nearest amenities such as family-owned restaurants, markets and cultural attractions. This is a beautifully restored medieval village with a castle at its heart. The castle is now home to an art centre where visitors can see current exhibitions and look around the historic building. The old mill, wash house, and churches are some other points of interest for history lovers. You could easily pass an afternoon wandering around the old cart roads known as carrelots lined with centuries-old stonework and bright floral displays. However, if you would like to explore a little more on foot, then why not follow one of the sign-posted walking trails such as the 10km long Chateau circuit, which laps the whole village, or routes which head into neighbouring forested areas.



Another nearby village is Fleurance which is 14km away. This 13th century village was constructed in the typically French bastide method with a central square, an impressive market hall and a grid of quaint streets. Some points of interest include the Church of Saint Laurent, which took 200 years to build and contains stunning stained glass and statues and the unique sheltered passages which house shops and restaurants. Many people visit Fleurance for its market, where you can pick up fresh local produce such as garlic, prunes and sunflower oil. After lunch in a little street-side café, why not visit Lac de Fleurance for an afternoon walk around the lake and park.

If you would like a day out in the city, then you are not too far away from Auch, which can be reached in a 24km drive. Auch is a unique and interesting city that is split between the newer part and the Haute-Ville, the relatively steep old town that can still be accessed by pousterles which are narrow medieval staircases. The UNESCO-certified cathedral is a must-see in Auch as it blends Gothic and Renaissance architecture and some of France's most beautiful glasswork around its vast choir. The nearby tower and treasury museum are also fascinating places to visit. Auch is a lovely place for a day of shopping, visiting local museums and galleries and sampling delicious local Gascon cuisine.

## Local Amenities

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|---------------------|--|
| Nearest Airport     | <b>Toulouse-Blagnac Airport<br/>(95km)</b>         |
| Nearest Airport 2   | <b>Tarbes-Lourdes-Pyrénées Airport<br/>(107km)</b> |
| Nearest Restaurant  | <b>Lavardens<br/>(9km)</b>                         |
| Nearest Supermarket | <b>Fleurance<br/>(14km)</b>                        |
| Nearest Bar/Pub     | <b>Fleurance<br/>(14km)</b>                        |
| Nearest City        | <b>Toulouse<br/>(98km)</b>                         |
| Nearest Golf        | <b>Golf de Fleurance<br/>(12km)</b>                |
| Nearest Tennis      | <b>Tennis Club Fleurance<br/>(14km)</b>            |

## What we love

- Domaine D'Arpels sits in over 40 hectares of land with lakes, fields and woodlands, which guests can utilise for walking or picnics
- This spacious, modern home can accommodate 15 guests in open-plan living spaces and en-suite bedrooms
- Soak in the views of the surrounding rolling fields from your private swimming pool
- Nearby you can spend time in nature, visit nearby vineyards and discover villages such as Lavardens (9km away) and Fleurance (14km away)

## What you should know...

- Due to the rural nature of the area, we recommend bringing a car to visit towns and villages with ease.
- There are two bedrooms with single beds which are perfect for children. One of these has a ladder up to one of the beds, which the kids will find very exciting!
- Due to the nature of the beautiful gardens and pool, children will need to be supervised across the grounds.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €3000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Minimum stay: 2 nights.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: French Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Due to the nature of the beautiful gardens and pool, children will need to be supervised across the grounds.
- Other Ts and Cs: Cot and high chair available on request.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.