

Self-catering Accommodation at *Le Moulin* near Bergerac (Sleeps 5)

The Holiday Let

The holiday let is part of a renovated 17th century mill that has maintained its character, while providing visitors with a cozy and clean environment to enjoy a relaxing getaway. There are two separate bedrooms with comfortable double beds on the upper floor, each with an en-suite shower and toilet. For a fifth person there is a sofa bed in the living room.

Downstairs is a large open-plan sitting-dining room and kitchen, furnished with an eclectic mix of vintage and designer furniture and quality contemporary crafts. The kitchen is generously equipped with an electric oven and gas/electric cooker, dishwasher, microwave, kettle, coffee machine, fridge, and all the crockery, cutlery, and utensils you could need. You have your own private entrance, so you can come and go as you please.

Car parking is outside the main gate at the end of a private drive.

Wi-Fi is available but limited, as it is accessed by satellite, and it is only suitable for basic things like checking emails, sending messages, and doing some research if needed, not for downloading films or playing computer games. There are DVDs, books and games, as well as a TV in the sitting room with English channels.

The beautifully renovated double bedrooms are truly enchanting and decorated in a vintage chic style that is accentuated by unique art and craft pieces, collected over time by the owner. You will feel as if you have stepped into another time and place that will whisk you away to a state of inspiration and peace. The holiday let can easily provide enough space for four people, whether they are a family or friends and partners sharing a getaway. Plush 100%Egyptian cotton bed linens and towels are included in the rental.

The “blue bedroom” is quite large and has a separate seating area with two velvet red chairs and a small table. The shower is visible from the bed, but the toilet is enclosed with a door on the opposite corner of the room.

The “red bedroom” is smaller, but has plenty of space to store clothes. It has a closed off bathroom with a shower and toilet at one end. We would ask you to only use organic shower, soap and hair products as this is an organic small holding with a “foss sceptique”, and it is important to maintain the quality of our water in the stream and our abundant wild life and land, also for your uncompromised enjoyment and peace of mind.

If you have a baby with you, a travel cot can be provided at no additional cost. Please note, that the holiday let may not be suitable for toddlers (or children aged 2-6-years old), especially those who cannot swim due to the stream running through the property. The steps within the holiday let are also quite steep and may be difficult for young children and people with a walking disability.

Each double bedroom also provides a small desk and power outlets with adaptors, perfect for writers or business people to completely focus on a project or to recharge their creative flow. There are many aspects of the property and surrounding area to draw creativity from. The owner is a potter by trade and has been creating beautiful pots for many years. Her shop is located across from the entrance to the holiday let and with its large floor to ceiling windows you can see on display the works of ceramics she has created as well as a small selection of choice English and European Crafts and beautifully illustrated greeting cards.

Beyond the dining room are Art Nouveau French doors, (the entrance to the holiday let) that lead out to a private courtyard which is gated at each end, placed there for convenience and privacy, for those with

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children or a dog. There you will find a table that seats four, two sun loungers and a barbeque area. The courtyard is often alive with wild flowers, roses and shrubs, and many birds harmonizing in song. The area is a bird sanctuary for all types, including some birds of prey. You get both, sun and shade in the courtyard, depending on the time of day, and the occasional cool breeze. A small, slow running stream flows through the property and runs just behind the shop. Intimate courtyard lighting in the evening provide a great place to sit out, listening to the crickets and soaking up the evening light and air. The weather is often in the 20s from mid May until late October, so alfresco dining is possible most of the time.

In the winter, there is central heating within the holiday let and an unlimited supply of wood for the wood-fired stove, which is included in the rental price. This makes it a great retreat for all seasons.

On the property, you will find sheep roaming and grazing in the fenced-off upper fields. One very well behaved dog and one quiet and gentle cat live in the owner's house and occasionally wander around the property as well. You have access to the 4 acres of pasture and woodlands at your own risk. (please watch the ram!). Dogs must be kept on a lead at all times. The stream runs along the paddocks and the woodland has a quiet path meandering through it. Folding chairs are available for excursions into the small woods.

This is a place where one can feel encompassed by tranquility and surrounded by trees. It is an opportunity to connect with Mother Nature and restore the balance and calmness within. This holiday let was developed with the intention of providing a tranquil oasis for those looking to get away from the chaotic energy and noise of the city and escape to a place of beautiful seclusion in unspoilt countryside.

Getting Around

Bordeaux airport is one hour by car and Bergerac airport is 30 minutes away . Both airports have car hire available. There is no local public transport, so the holiday let can only be accessed by car.

The surrounding country side has relatively flat roads that are ideal for cycling or walking. The woodlands have paths that carve through the foliage and can lead you from one small village or hamlet to the next. A walker's map of the near vicinity is available for loan. Please note that Mussidan, the nearest town with shops, a market on Saturday morning, banks, and a large post office is a 15-minute drive away. ISSAC, the nearest village is a 10 minute drive away and has a restaurant and bar, as well as a small post office.

There are three lovely eateries that offer a lunchtime "plate du jour, during the week, all within a 10-minute drive. The nearest towns of greater interest are Bergerac (30 minutes), Perigueux (35 minutes), and Bordeaux (1hour). If you would like to go on a short drive in the country side, you could make your way to a bakery in Grignols (20 minutes), which still produces artisan bread in a wood-fired oven. You will also find lakes in the surrounding area and local pools. The Office de Tourisme in Mussidan offers free maps and information for the local sights of interest.

Enjoying the Dordogne Region and venturing out

Further beyond the local towns, you will find beautiful cities like Sarlat-la-Canéda, in the South East, and the stunning Marqueyssac Gardens. Similarly, the medieval village of Limeuil has "Les jardins panoramiques", a garden that grows at the top of a hill where you can look out over the river Dordogne. To the East is Lascaux2, a mystical and masterful complete 3D replica of the

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original 17000 year old cave paintings, discovered in the 1940s by a local young mechanic whilst walking his dog.

To the North West of the Moulin is Aubeterre-Sur-Dronne, which is known as being one of the most beautiful villages in France with a rich history where the underground church of St. Jean and the medieval hospital of St. Francis can be found. To the North East a lovely outing would be, the towns of Brantome, which is known as the Venice of the Dordogne, and Nontron, both steeped in history and charm.

The surrounding regions of Bergerac and Bordeaux are famous for their wines. With hundreds of Châteaux to choose from, you will never be in short supply. You can visit the famous medieval village of Saint-Emilion, which is a World Heritage site and part of the Bordeaux wine region, and taste delicious red wine after strolling down the cobblestone alleyways. Bergerac also has a well established history of making wine and their region is referred to as Périgord or Dordogne. Often overshadowed by Bordeaux, the Perigord region is frequently overlooked but none-the-less has many wonderful wines to offer in both red and white.

Terms & Conditions of rental at “Le Moulin de Leymonie du Maupas”

The contract is for a short-term holiday rental of the property specified on the booking form made between the guest and the owners, binding from such time that the booking is made and inclusive of all the following conditions.

By making a booking the guest contracts on behalf of him/herself and all those in his/her party and represents that the guest has the authority to accept these conditions on behalf of and binding upon all guests in his/her party.

Bookings are accepted on the understanding that the property is taken for holiday purposes only and that, excepting babies, the number of people in each property is limited to that entered on the booking form.

The guest and his/her friends or family visiting the property while the guest is staying there must adhere to the conditions of the contract.

Payment

A deposit of 20% of the cost is payable on booking request. Bookings are provisional until a deposit is received and held for 48 hours. The balance shall be payable four weeks before the commencement of the rental. Nonpayment of the balance of the rent on or after the due date may lead to a cancellation of the contract.

Cancellation

In the event of a cancellation the deposit will not be refunded.

Any cancellation made by the guest for whatever reason shall be in writing and addressed to the address on the website. On receipt of the notice of cancellation we will seek to re-let the property for the period of booking. If a re-letting is achieved, we will refund money already paid by you less rent for any part of the period which was not able to be re-let.

The guest is strongly advised to take out holiday cancellation insurance.

Period of Hire

Rentals for the property commence at 4.00 pm on the day of arrival and terminate at 10.00am on the day of departure.

Right of Entry

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Whilst respecting the guest privacy, the owners reserve the right to access the property at all times, if necessary, for repairs and emergencies.

Care of the Property

The guest shall take all reasonable and proper care of the property and its furniture, fittings and effects in or on the property and leave them in the same state of repair, condition, cleanliness and tidiness as at the commencement of the rental period.

Damage Deposit

We ask for a cautionary damage deposit of £ 150 when settling your pro forma invoice. We inspect the property after you have left, and if all is in order and as you had found it upon your arrival, we will return your deposit in full within 10 working days.

Breakages or Damage

The guest is required to inform the owners of any damage or breakage in or around the property promptly so that it can be repaired and replaced for the next client.

The guest is bound to reimburse us for replacement, repair or extra cleaning costs where reasonably demanded by us, for damage caused by the guest. This can be taken out of your damage deposit and in cases where the damage exceeds the deposit, the balance must be paid upon representation of an itemised bill with photographic evidence.

Smoking

Smoking is not permitted anywhere inside the holiday accommodation.

Pets

A well-behaved small dog is permitted subject to prior arrangement with the owners and the following conditions.

Dogs must not be left unattended in the cottage at any time.

When out of the cottage the dog must be on a lead under the control of a responsible adult at all times. We have sheep in the paddocks and dogs left off the leads and chasing sheep can cause trauma and shock, possibly resulting in the death of the carrying ewe or lambs.

The guest is responsible for any damage howsoever caused by their dog and liable to reimburse the owners for any replacement or repair thereby necessitated. The owners reserve the right to terminate the contract if the behaviour of the client's dog is considered unacceptable.

Liability

The owners are not liable for any loss or damage to any client's property or any property belonging to a member of the guest's party howsoever caused.