

# The Spring House

**Region:** Dordogne & Lot

**Sleeps:** 6 **Bedrooms:** 3



## Overview

This lovely old house, renovated with care and discernment, is now a beautiful holiday villa. Located in St Amand de Coly, one of the prettiest villages in France, and with extensive grounds for the children to explore, you will love the tranquillity that The Spring House has to offer. Air conditioning in the bedrooms, and underfloor cooling downstairs. private heated pool with rigid cover for safety. Three en suite bedrooms. Just minutes away from the amazing Lascaux caves and all the treasures of the Dordogne. Hotel quality bedding, sheets and household linens provided. Additional services and staff (cook, massages ...) on request. One of three completely private and self-contained dwellings within the same parc.

## Description

Everything is here to help you spend unique moments with your family. This beautiful, tastefully decorated house will delight you with its light, spacious rooms. Ideal kitchen perfectly equipped with large workspace to prepare convivial dinners with friends. A stunning wooden staircase serving 3 beautiful, spacious rooms with air conditioning (TV, DVD, bathroom). Around the private heated pool, or around the 2 terraces, fully-equipped with garden furniture and an American barbecue, you can enjoy the superb view of the valley.

At pool level :

1 beautiful room with bathroom and separate toilet. Double bed 180 cm or single beds according to your choice

TV (satellite channels) with DVD player

On the ground floor :

Open-plan kitchen and dining room. Granite worktop

Underfloor cooling in summer and underfloor heating winter

Kitchen equipment: Induction hob, microwave, 3-drawer fridge freezer, oven with extractor hood, Nespresso coffee machines, dishwasher, juicer, toaster, Magimix food processor, pressure cooker, steamer

Living room with fireplace, television, high-speed wireless Internet access

Utility room with sink: washing machine, tumble dryer, iron and ironing board and guest toilet

Upstairs :

A first landing leads to an air-conditioned bedroom, a bathroom with bath and shower, separate toilet.

A second landing leads to an air-conditioned bedroom, a bathroom with shower and bath, separate toilet.

The rooms are equipped with either a double bed of 180 cm or single beds, according to your choice, and a TV with DVD player.

Outside :

Private, heated swimming pool (10 m. x 3.5 m) with electric cover to guarantee safety

BBQ - electric plancha

Garden with parkland view and 2 terraces

Garden furniture for 6 people, pool recliners

Outdoor parking for 2 cars

And in addition :

Hotel quality bedding, sheets and household linens provided

Additional services and staff

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Coly-St-Amand is 5 minutes by car. There are at least two restaurants - 'La Table de Jean' and 'Le Manoir d'Hautegente', together with a general store. At Montagnac, also 5 minutes away you will find everything - supermarket, shops, restaurants etc.

Please note: The Spring House is situated on the same site as The Hermitage MTGC102 and The Old Forge MTGC101. They are all completely independent with no overlooking, no common access, and each has its own private heated pool and parking.

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## More Info

The old Spring House has been transformed into a 170 m2 house with exceptional charm.

3 luxurious double rooms, all with TV and DVD - Air Conditioning

3 private bathrooms with separate toilets

Linen provided - Beds made on your arrival

Heated private pool with secure electric cover. Minimum 24°

Wooded parkland

Private parking for two cars

The open plan kitchen/dining room has a large, fully-equipped kitchen with granite worktop

Large living room with fireplace

Laundry room with washing machine, dryer, iron, ironing board ...

Kitchen equipment: Granite worktop, induction hob, 3-drawer fridge freezer, oven with extractor hood, Nespresso coffee machines, dishwasher, juicer, toaster, Magimix food processor, pressure cooker, steamer, microwave ...

Maximum of 2 pets accepted, pet fee of 50€ per pet per week applies.

Plancha provided, but not a barbecue.

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to shops (<15 mins)
- Pets allowed on request
- Private pool
- Heatable pool
- Heating
- Private parking
- Golf nearby
- Secure parking
- Family friendly
- Barbecue
- Terrace
- Spacious garden

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## Location

Saint Amand de Coly, Périgord Noir.

Coly-St-Amand is 5 minutes by car with a salon de thé where you can buy bread etc. . There are at least two restaurants - 'La Table de Jean' and 'Le Manoir d'Hautegente', together with a general store. At Montignac, also 5 minutes away you will find everything - supermarket, shops, restaurants etc. Visit the Caves of Lascaux 4, the Grand Roc, the Madeleine, La Roque St Christophe, the Forte de Reignac house and a little further the Gouffre de Padirac. Stroll in the gardens of Eyrignac, Marqueyssac, Hautefort. Discover the little secret corners, St Geniès, St Léon sur Vézère . Admire the Châteaux of Puymartin, Losse, Commarque, Milandes, Beynac, Castelnaud; but also the village of Eyzies De Tayac, the world capital of prehistory with its unique troglodyte architecture. Stroll through the various gastronomic markets of the Vézère Valley, take a bike ride, take a canoe trip ... The Old hermitage is ideally located in the village of Saint Amand de Coly, only 5 minutes from Montignac, 30 minutes from Les Eyzies and 20 minutes from Sarlat, offering an outstanding yet quiet environment, close to the major tourist sites of Perigord.

Bergerac Airport - 1 hour

Numerous flights to the United Kingdom (London, Liverpool, Bristol, Edinburgh, Exeter, ...)

Flights to Paris -Brussels - Rotterdam - Amsterdam - Spain - Majorque

Taxi service and car rentals at the airpor

Brive-Souillac Airport - 40 minutes

Flights to Paris, London City, Buckingham and Ajaccio (Corsica)

Taxi service and car rentals at the airport

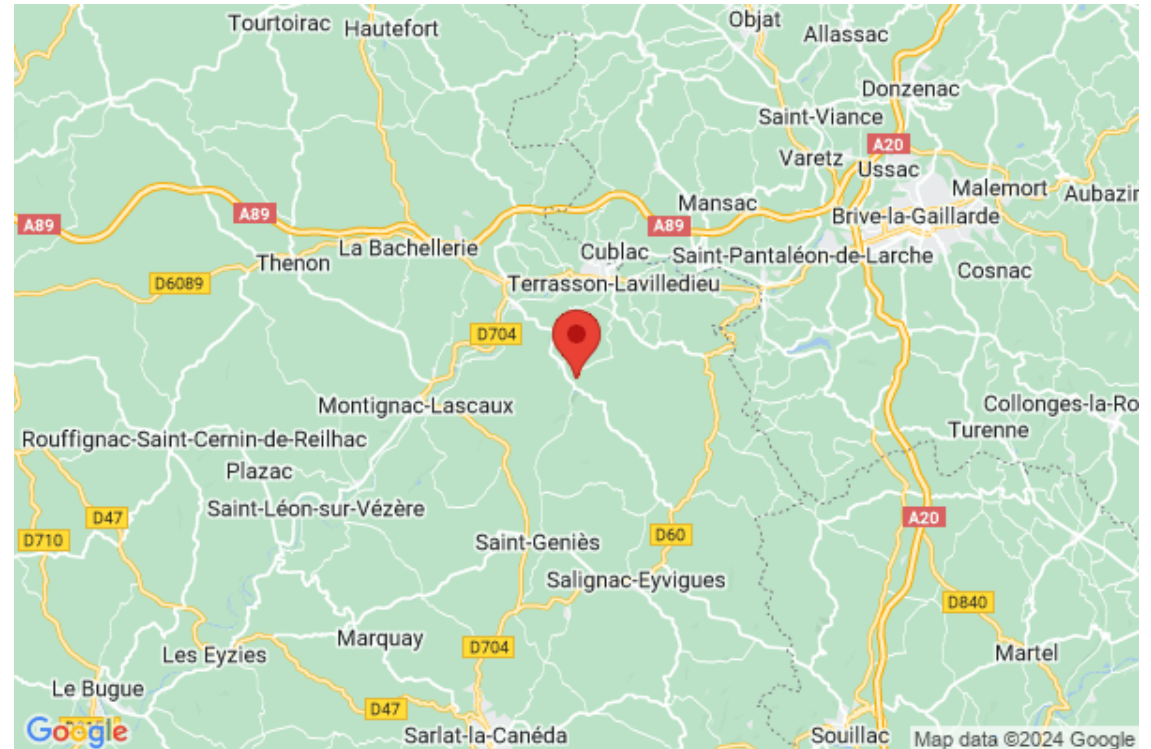
SNCF railway stations:

Paris-Toulouse line

Brive-la-Gaillarde: 30 minutes (25 km)

Sarlat: Sarlat-Bergerac-Bordeaux line (20 km)

Le-Lardin-Saint-Lazare: (6 km) change here for Brive and Périgueux



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Car

Paris-Toulouse axis (exit N ° 18) - 500 km

Bordeaux-Lyon motorway (exit N ° 17) - 180 km

Bergerac - Saint Amand de Coly - 60 mn

Brive - Saint Amand de Coly - 25 mn

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## Photos



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