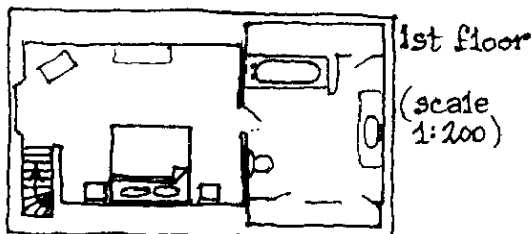


# 24M2AB

**E Dordogne (Périgord Noir)  
nr Rouffignac, Les Eyzies**

**Very comfortable  
farmhouse and cottage  
with POOL and TENNIS**

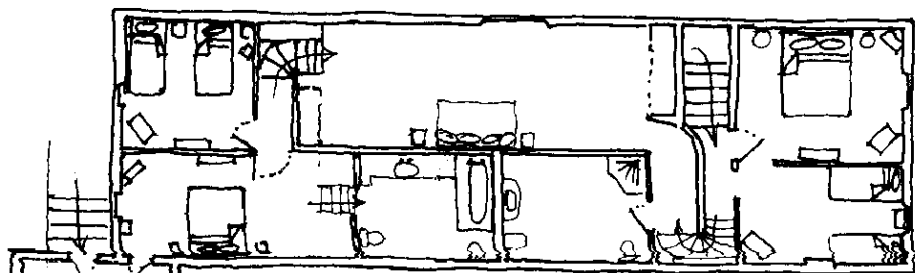
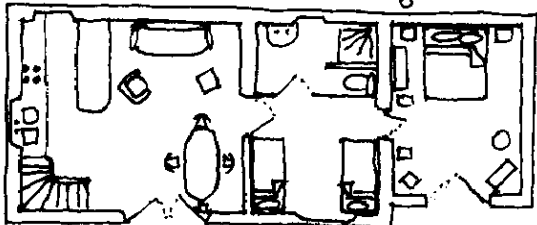
**(sleeps 8+ and 6, total 14+)**



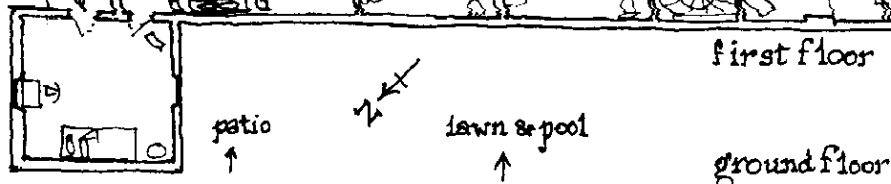
1st floor

(scale 1:200)

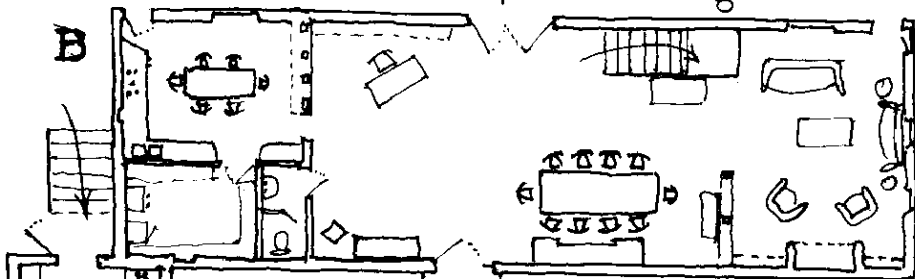
**A** 2nd floor



first floor



ground floor



Surrounded by well-tended shrubs and lawns set within grounds of 40 hectares (=100 acres), this handsome property enjoys peace and privacy of a high order. It is within 8km of shops, restaurants etc in Rouffignac and Les Eyzies, and a café-bar in Fleurac (4km). The cottage and farmhouse may be taken together in high season, or singly at other times.

**A. Cottage** (sleeps 6)

The smaller building, opening to a sunny terrace and lawn (beyond and below which is the tennis court) provides 3 bedrooms (2 double and twin beds and spare) and 2 bathrooms (1 bath, 1 shower, 2 WCs), all very nicely decorated and furnished, as is the kitchen/living room. Equipment includes a dishwasher, washing machine, linen, TV. Domestic help is available.

**B. Main House** (sleeps 8+)

The very spacious farmhouse provides 4 bedrooms (2 double beds and 2 x twin beds) together with divans in study and mezzanine landing, and 2 bathrooms (1 bath, 1 shower, 2 WCs). A most beautifully appointed kitchen opens to the pool patio and lawn and leads via a half-timbered screen to an elegant spacious living room with large dining table and, beyond another screen ("colombage"), a comfortable sitting area with sofas, armchairs, fireplace etc. Fine staircases, beams, plasterwork and furnishing ensure fine decorative taste throughout the house. Equipment includes central heating, dishwasher, washing machine, deepfreeze, microwave, phone, French and English TV, dvd player, linen. Domestic help is available. There is a ping-pong table in the barn beyond the 10 x 5m pool (depth 0m90 to 1m50).

*Details: Sturge, Bath*

