

## La Lande Sud Details

PID : 46  
Price : 1600 GBP  
Sleeps : 16  
Baths : 8  
Country : Aquitaine  
Region : 24 Dordogne  
Town : Bouteilles St Sebastien

## La Lande Sud Description

La Lande Sud, Luxury House, Bouteilles St Sebastien, Dordogne  
8 Bedrooms, 8 bathrooms, sleeping up to 16 people  
2 swimming pools and toddlers pool

La Lande Sud is a lovely spacious house offering modern living with character, situated in an area of outstanding natural beauty near Bouteilles St Sebastien in the Dordogne. The 2 acres of grounds are mainly mown grass with mature trees and shrubs, and childrens' play area at the top of the drive from where there are panoramic views. It is a large, luxury house with 6 bedrooms with ensuite facilities, and 2 more ensuite rooms in an annexe which can be used if required. The house is ideal for large parties or smaller groups requiring more spacious accommodation. It is also ideal for small groups celebrating events such as special birthdays, weddings and wedding anniversaries. Catering can be arranged with reputable chefs specialising in French cuisine.

New for 2009 is a stunning new main pool and terrace, with separate toddlers' pool which is also fitted with hydro massage jets for the not so young. The pool has underwater lighting and the terrace is illuminated for evening relaxation. There is also a second 10 x 4 metre pool with sun terrace so that everyone can enjoy a quiet swim.

Both pools are fenced for safety.

You enter the front door under a covered porch into the hall. On the left there is a twin bedded room and bathroom opposite. The hallway leads into a large dining room with French doors opening onto the covered outside dining terrace with barbecues. An archway from the dining room leads to the kitchen which is fully equipped for large groups, with built in oven, hob, microwave, dishwasher, fridge/freezer and Rayburn stove. There is a washing machine and tumble dryer in a separate laundry room. The dining room leads into a large sitting room with beamed ceiling, satellite TV/DVD and video player, and wood burning stove for comfortable winter accommodation (the house is also centrally heated). Two sets of double doors open out onto the terrace and garden with superb views overlooking the main swimming pool, valley and countryside. Stairs from the sitting room lead to new master suite with stunning views on 3 sides.

Also from the dining room, a doorway leads into the other part of the house with second kitchen/utility room with cooker, dishwasher, washing machine, fridge freezer and microwave, and TV/childrens' play room with pool table. Off this room is a twin bedded room with bathroom and separate wc. A spiral staircase leads to stunning dual aspect double bedroom with balcony and bathroom. Downstairs is a sunroom with access to twin bedded room with bathroom, and a double room with bathroom and French doors to a covered terrace. From the sunroom there is also a glazed door which leads to steps up to the second pool and terrace.

In a separate single story building near the front door there is one double room with bathroom, and a twin bedded room with bathroom. There is a small covered terrace outside this annexe.

Situated in a perfect setting on a hillside with panoramic views of the valley and hills beyond, the property is close to the small hamlets of Bouteilles St Sebastien, St Paul Lizonne and Palluud which have restaurants and bars. It is also 5 kms from St Severin and Verteillac, which have a wide range of shops and amenities. The old market towns of Riberac and Aubeterre are approximately 15 minutes away – the Friday market in Riberac is reputedly the largest in Perigord.

The Dordogne area offers beautiful countryside, rich meadows, pine forests, undulating countryside and meandering rivers, together with underground caverns and caves decorated with pre-historic paintings. In the area close to our estate at Bouteilles St Sebastien, lovely lanes and country roads lead through a meandering valley to the picturesque small towns of Bourdeilles and Brantome where you can wander through peaceful lanes and cobbled streets which overlook the river. It is a region of widely varying and dramatic scenery, the setting for Rocamadour, a remarkable village built on the side of a cliff. There are many castles to visit along the valley which also provides wonderful places to relax and spend time swimming, canoeing, paddling and enjoying a picnic of french bread, meats, cheeses and local wines. The Dordogne is rich in castles, from the small renaissance castles such as the Chateau des Milandes ( where Jacqueline Baker

lived) to the mighty fortress of Biron and there are wonderful gardens to visit such as Les Jardins du Manoir d'Eyrignac.

There are many activities in the local area such as swimming, golf, tennis, riding, lakes, sailing/windsurfing and fishing, and the Atlantic coast with lovely beaches is only an hour and a half away.

All linen is provided including bath and swimming towels.

It is about 8 hours drive from Calais, and nearest airports are Bergerac, Angouleme and Bordeaux.

Price per week

By arrangement depending on season and size of party £1600 - £2,600

The property has central heating & are available for winter or long term lets

Electricity and Gas Costs

These are included in the price of your holiday

## *La Lande Sud Rental Conditions*

See owners website for details and booking details.

## *La Lande Sud Property owner*

Name : Richard Gamble

Address : Pye Cottage, Pie Corner,

City : Flamstead

State, province, or region : Herts

Zip code or postal code : AL3 8BW

Country : UK

Phone Number : 01582 840050

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## *La Lande Sud Prices*

Low season : 1600 GBP

Normal : 1600 GBP

High season : 1600 GBP

To see more details please [click here](#)