

Moulin Du Pit

Region: Midi-Pyrenees Sleeps: 12

Overview

Only 15km from the Roman market town of Cahors, this restored water mill offers a relaxing and idyllic setting. Surrounded by meadows and woodlands, Le Moulin du Pit is located on a tributary of the River Vert, flowing into the River Lot. The grounds include 22 acres of landscaped gardens, a small stream, terraces and a 12x6m swimming pool. The 15th century stone Water Mill has been tastefully restored and furnished while losing none of its original character.

The Moulin du Pit has 6 double bedrooms and sleeps 12 comfortably. There are two additional adult beds to sleep 14 and more beds are in storage in the house (plus one cot), if required. It is the perfect property for house parties and celebrations.

The Moulin du Pit is easily accessible from Toulouse (75 mins) and Bergerac airport (90 mins). Brive airport is also opening soon, which will be even closer. The local village of Catus provides all amenities required for daily living (plus the tourism office).



Facilities



Interior & Grounds

The mill will comfortably sleep 12. However it can suit smaller groups by not using the top floor. It has a large log fire and central heating, which makes it ideal for the winter period and is perfect for Christmas or New Year breaks.

On the ground floor the entrance hall leads into large open plan dining and living room, separated from the kitchen by a stone fireplace. A large oak table is the focal point of the room (sits 20, plus high chair available), surrounded by authentic stone walls, beams and furnishings. French doors open out onto a south-facing terrace. The kitchen contains all the mod cons as well as Villeroy and Boch china, cutlery and glassware. A cloakroom is also on ground floor along with as well as a telephone (for incoming and local calls) and a CD and tape player.

A beautiful open plan staircase with rope handrails leads to the first floor galleried sitting room. The sitting area has comfy sofa and armchairs (plus TV with French and European satellite channels, DVD, video player and VHS cassette collection). There is also a library (with French doors leading out to peaceful covered balcony overlooking the old mill patio), 2 double bedrooms each with a private bathroom. One of the bedrooms is set within the tower, with the most attractive furnishings and its own balcony over the garden and stream. The second bedroom has beautiful views of the rear mill stone patio and the meadow.

The first floor opens up to another staircase with access to large landing and the rest of the accommodation. On the second floor there are 3 further bedrooms, 1 double bedroom and 2 twin single bedrooms. All rooms are nicely furnished with great views of the gardens. There is a large bathroom with bath, WC, hand basin and washing machine and a separate shower room with WC and hand basin.

A final large double bedroom is situated in the tower with an extra adult bed and sofa. All double beds in the house are five feet wide and single beds are 3 feet wide. A cot and extra beds are available if necessary. Linen is provided. Two of the bedrooms have private bathrooms.



Outside the south facing terrace is equipped with large teak table and chairs. The terrace at the front of the house contains an old side shot mill and one of the millstones. There is also a selection of garden furniture for use on the terraces and around the private 6mx12m swimming pool (which has underwater floodlighting). The pool is heated between May and October. There is also a large stone barbecue ideal for entertaining. The generous gardens mean there is plenty of space for games and perfect for children. There is a bridge over the stream within the gardens and more bridges over the River Vert in the meadows.

* From 2013 there will be four bathroom/ shower rooms, thus two of the double bedrooms will have their own en suite facilities.

Location & Local Information

The closest airports are Toulouse (130km) and Bergerac (95km). Local amenities are in Catus (3.5km) and include cash point, newsagent, supermarket, greengrocers, butchers, boulangerie and tourist office. There is also an open-air market here every Tuesday. Cahors (15km) offers a larger choice of shops and supermarkets. There is a large choice of good restaurants nearby (see the house book for details).

Local activities include walking/cycling (a range of books of walks in the house and a more extensive range at the local tourist office), several golf courses in the region, boating on the river Lot and the nearby villages that host weekend summer fetes. The Tour de France even passes through this region if you're here at the right time.

Catus (3.5km) has a lake which offers water sports, boating, tennis courts and the restaurant 'St Denis Catus'. Cahors is a beautiful Roman town surrounded by the River Lot with good shopping, restaurants and twice weekly markets. Explore the ancient streets and old buildings and take advantage of the numerous sightseeing opportunities (Pont Valentre, Resistance Museum and the cathedral). Cahors vineyards also come recommended for wine tasting. Visit Chateau Caix – Danish Royal family or La Grezzette-Cartier family among others. Sarlat in the Dordogne (40km) is an ancient market town full of artists and cafes. Cordes en ciel (80km) is a hilltop village with chic boutiques and Arts & Crafts shops.



Terms & Conditions

- Security deposit: €600. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- Arrival time: 4.00 p.m.
- Departure time: Before 10.00 p.m.
- Energy costs included?: Water heating and the use of electricity are included in the rental price. Central Heating when required is charged at cost. Logs may be provided and charged per cubic meter.
- Linen & towels included?: All linen and bath towels are included in the rental price. Please bring your own pool towels.
- Pets welcome?: Pets are not normally permitted unless with the owner's permission. There is a charge payable direct to the owner.
- Changeover day: Saturday.
- End of stay cleaning included?: Included, though it is expected that the house should be left in a clean and tidy state on your departure. There is no house collection of refuse in France. All waste and rubbish must be taken to the nearest public bin.
- Smoking Allowed?: Smoking is not encouraged in the property and not permitted upstairs or in the bedrooms.
- Insurance: The owners of Le Moulin cannot take responsibility for your personal and holiday insurances which should be obtained by clients independently.
- Pool heating charge?: 2 X 6 meter swimming pool: The pool is heated pool between May - October (Inclusive)
- The weekly supplement above 12 persons is £145 per person.
- Candles: No candles are to be taken upstairs.
- The Owners will visit and be on site from time to time to ensure that the property is maintained to a proper standard. Clients will be informed of such visits in advance. The owners have their own accomodation in a separate building on the estate.
- The Commercial washing and drying facilities located on the ground floor in the locked laundry room are for the sole use of the Housekeeping team.
- Central Heating will be charged €300 per week, subject to oil prices.
- All keys to the Property must be delivered up to the Owner or her Representative at the end of the rental period.
- The use of the accommodation and amenities, such as swimming pool, barbecue, table-tennis, boules and other games is entirely at the Client's risk and no responsibility can be accepted by the Owner for injury or loss or damage to the Client or his visitors and their belongings.
- The Owner shall not be liable to the Client:- (a.) for any temporary defect or stoppage in the supply of public services to the Property (eg. Electricity, Broadband, Telephone) nor in respect of any equipment, plant, machinery or appliance in the Property, garden or swimming pool. (b.) for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owner. (c.) for any loss, damage or inconvenience caused to or suffered by the Client if the Property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the Owner shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.
- The Client shall report to the Owner's Representative without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the Property, garden or swimming pool and arrangements for repair and/or replacement will be made as soon as possible.
- The Client agrees to be a considerate tenant, to take good care of the Property and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in the price the Owner reserves the right to make a retention from the Refundable Breakage Deposit to cover additional cleaning costs if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.