

# LA PERGOLA

FRANCE | PROVENCE



**4 Bedrooms**



**8 Guests**



**£7,250**



- › Family villa
- › Gym
- › Near shops/restaurants
- › Romantic villa
- › Secluded location
- › Walking distance to tennis
- › With WIFI

" A charming 16th century mas just one mile from the delightful medieval hilltop village of St Restitut on the Drome-Vaucluse border, an area of vineyards, lavender fields, orchards, truffles and of course the famous 'herbes de Provence'. Once a simple bergerie, this beautiful property has been luxuriously renovated and elegantly furnished."

The spacious and light living and dining area opens onto a pergola dining terrace overlooking the pool, which is set in a sunny position surrounded by lawns and colourful flowering shrubs. The grounds are beautifully landscaped, encompassing lawns with shrubs, lavender, oak trees, natural woodland, an orchard and a petanque pitch. There is a terrace for every occasion, from breakfast to lunch and dinner. Carefully placed lighting creates a romantic outdoor setting for evening drinks at sunset and a roof terrace above the gym building offers views over the Moustalas forest - this truly is an enchanting place to unwind!

A stroll through the forest brings you to the village of St Restitut where you will find 2 tennis courts, a bakery for morning croissants and a weekly market. This region has much to offer, from outdoor pursuits such as rock climbing, kayaking and white water rafting available in the stunning Gorges de l'Ardeche to the west, to cycling through the beautiful villages of the Vaucluse to the south. The old chateau at Suze-la-Rousse is now the site of a wine university where wine tasting evenings are held in the summer. Chateau de Grignan, just 10 miles away, hosts many evening theatrical events on its terraces, transporting the spectator back into the 17th century. Visit the Opera at Orange, the Roman amphitheatre in the beautiful medieval market town of Vaison-la-Romaine where music and art festivals are held throughout the summer and, even closer, the lovely village of St Paul-Trois-Chateaux for the weekly market.

### **Ground Floor:**

Large open plan living/dining room , woodburning stove, French doors to pergola covered outdoor dining terrace.

Kitchen , external steps to garden and pool.

Second living/TV room (TV, DVD, CD), open fireplace. Guest WC.

First floor (two separate wings, each accessed by a separate staircase: (All beds are extra length - 2m long).

### **West Wing:**

Master double bedroom (1.80m), ensuite bathroom.

Twin/double bedroom (2 x 1m or 2m).

Separate shower room, WC.

### **East Wing:**

Double bedroom (2m).

Double bedroom (1.60m)

Bathroom, separate WC.

Attic double bedroom (1.60m). Shares bathroom with 2 bedrooms on first floor, available on request, extra cost.

### **Grounds:**

Electric entrance gates. Lawn area around 10m x 5 m pool (Roman steps). Pergola terrace for outdoor dining. Barbecue. Out-building with some gym equipment and rooftop outdoor dining terrace. Poolhouse with small fridge. Fountain. Remaining land is orchard and steeply terraced woodland with rocky steps - children/elderly please take care. Boules pitch. Table tennis.

### **Location:**

St. Restitut 1.5km

St Paul-Trois-Chateaux 6km

La Garde Adhemar & Bollene 8km

Vaison-la-Romaine 32km

Montelimar 32km

Orange 32km