

Le Verger

3 Rooms ♦ 6 People



n° d'agrément : LGC 0047



Traditional stone house, Outside :

- ✓ **Landscaped garden** of 6 000 m² ;
- ✓ **Terrace of 42 m²**
with barbecue ;
- ✓ **Private and enclosed swimming pool**
10x5 m with steps, 1.50 m deep ;
- ✓ **Nicely 70 m² paved area**
all around the pool
with solar heated shower ;
- ✓ **Private carpark.**



Inside, Single-storey house including :

✓ 1 living room 37 m² with :

1 fully equipped kitchen with 3 gas ring + 1 electric plate, cooker, microwave, 1 dishwasher sink 1 vat, storage units ;

1 celler with 1 fridge-freezer and 1 washing machine

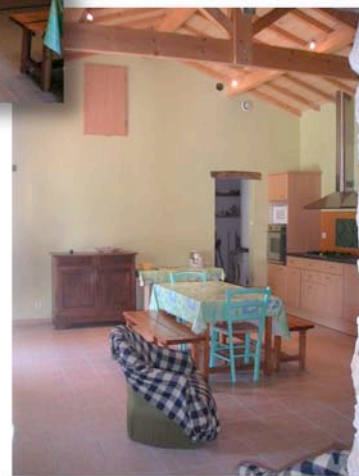
1 place with fireplace, TV, DVD, video recorder ;

✓ 1 room with washroom
(wash-hand basin, shower, WC)
1 bed 1.60 m ;

✓ 1 room with 1 bed 1.40 m ;

✓ 1 room with 2 beds 0.90 m ;

✓ 1 wash room with shower and WC.



House completely renovated.

New bed linen (diagrid slats, firm mattress), Electric heating, fireplace.



Prices 2011/2012 :

Week from saturday 4 pm to saturday 10 am.
for *Le Verger* (3 rooms - 6 people) :

Low season

✓ October to May included 360 €

Mid season

✓ June and September 570 €

High season

✓ 27/06 to 11/07 – 22/08 to 29/08 1 015 €

✓ 11/07 to 22/08 1 220 €

End-of-stay cleaning 50 €



Deposit : 345 € ;

Initial payment : 30 % of total price ;

Full payment : payment in full on arrival ;

Sheets hiring : 8 € the pair for double bed, 5,50 € the pair for single bed ;

Including the price : water, gas, electricity, wood for the fireplace.

Le Verger is classified  by the  label which is based on three essential criteria
(the surroundings, home contents, the welcome) and ensures you have a successful holiday.

The Hamlet of Verger a property at the end of a short road :

The hamlet of Verger is located in Thézac (Tournon d'Agenais in the Lot-and-Garonne) close to Périgord and Quercy (40 km from Agen and Cahors), an area appreciated for its mild climate, natural and cultural heritage, and renowned for its gastronomy and its varied activities.

The Hamlet, itself, is in the heart of a Natura 2000 classified site recognised for its flora.

At the end of a short road, along a network of small roads and houses, in traditional hamlet of Quercy can be found a property, surrounded by trees.

The Lot et Garonne department, the so-called largest orchard of France, is a country of gourmets with reputation for excellence. In addition to the famous Agen prune and foie gras, the gastronomy of the area offers many delights.

We are 18 km from the Dordogne department, 7 km from the Tarn et Garonne department, 4 km from the Lot department and situated along 7 km of the river Batch.

It is a varied and undulating landscape where woods and plains fertile intermingle, orchards and vineyards, rivers and rivers, small villages and French and English country houses with historie names.

Activity in Thézac is mainly agricultural : vineyards, catle, truffle and some cultures.

The local vineyard is approximate 40 ha and one can taste the wine of the Tsar there.



Discover Verger and its activities :

In Verger, in addition to the pleasure of swimming in your private swimming pool, you will be able to relax on the grounds of the property and discover the flora and fauna there.

You will be able to walk along the footpaths VTT of the FFVTT.
The marked pedestrian paths and multiple country lanes will allow hikers to discover the area and follow the route of the pilgrims of Saint Jacques de Compostelle.
Your children will be delighted to discover, to collect mushrooms or simply make huts in the forest of the property...

For amateurs of history and old stones...

You will be able to admire traditional country houses and villages full of character in the valley of the Batch with more than 420 monuments and protected sites (Villeneuve-on Lot, Pujols, Tournon d' Agenais, Penne of Agenais, Lustrac, Fumel...), visit the castle of Biron and Bonaguil as well as other sites.

For art lovers...

Local artists in their workshop of enamels, painting, ironwork, pottery, woodcarvings, stones, basket makers, weavers etc... will open their doors to share their artwork.

For sportsmen, many activities are possible...

Excursions : pedestrian, equestrian, cyclos - Cycle - Riding (Riding school less than 10 km)
Tennis - Golf - Fish - Water sports to discover the landscapes "au fil de l'eau"
(canoeing, kayaking, water skiing or boat) - Climbing - Caving - Carting - Rugby - Air sports...

For hiking pedestrian or equestrian excursions...

Excursions in Agenais, of many GR (hiking road).
Paths of Saint Jacques de Compostelle (GR. 652)
But also the road of prune with horse and the equestrian road Henri IV...

For gourmet lovers...

You will be able to visit the cellars and vineyards of the area and to discover the local gastronomy, the local produce at the restaurants or in the country markets or fairs ; not forgetting, of course, our famous prunes, foie gras and Armagnac !

For amateurs of botany, fresh air and scents...

You will be able to discover many parks and gardens with a wealth scents and botanical paths (botannic excursion with Penne of Agenais).
The country of the Greenhouse is a place renowned for beautiful landscapes and botany.
Did you know that Tulipa Agenesis (rare and protected tulip) still grows in our area?

For children...

You will be able to spend one day in the numerous theme parks of the area: Walibi , Parks of leisures, P'Arc in Sky (animals, firm, picnic and adventure playgrounds, walk and sets of tracks in underwood, river and cascades...), Reptiland, Préhisto-Park, the village of Bournat, the snail museum or in the bases of leisures of the area. You will be able to also return to you on the beach to Arcachon (2h00 by car).

For relaxation, local animations and musical festivals will punctuate your holidays...

You will be able to attend the many festivals in the area : the festival of asparagus, the Buzet wines festival, of Lasted, the fair with the fruits of Prayssas, Vianne Fridays, the prune festival, the vine growers festival, the musical week of Clairac etc...

You will be able to make excursions at the day:

In the Lot : You can visit Rocamadour, the Pit of Padirac or the valley of the Batch, St-Cirq Lapopie, Cajarc, Figeac or Cahors.

In the Dordogne : A visit to Sarlat and the surrounding area or Bergerac is essential.

