

A VILLA FOR RENT

"LA TEULIERE"

FRANCE

**IN THE BEAUTIFUL DORDOGNE VALLEY
(UPPER)/LOT REGION**



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THE VILLAGE OF LA TEULIERE



INTRODUCTION

Our Villa is situated in the charming & historic (classified) hillside village of La Teuliere, a few kilometres along a sealed road from the village of Gagnac-sur-Cere. It is also a few kilometre east of the Bastide (walled) town of Bretenoux on the banks of the Cere River (tributary of the Dordogne River) and a few kilometres south-east of the historic town of Beaulieu -sur-Dordogne (refer map at back of brochure). The panoramic views down the valley from the Villa are exceptional and the countryside is unspoiled and studded with mediaeval villages. You feel quite on top of the world. During the Second World War, the hill of La Teuliere was a refuge and lookout for the local Resistance movement.

This is the country of castles, spectacular high and low villages, abbeys, gorges, gentle river and pastoral landscapes and much more.

La Teuliere is a great base for those wanting to explore rural France. Guests appreciate the authentic, historical and cultural sites; fine moderately priced restaurants with local cuisine and wine, and sometimes, just the total relaxation with nature and history.

THE VILLAGE OF LA TEULIERE (Continued)

AREA, CLIMATE AND LOCAL PEOPLE

Area

The Dordogne region is one of the most beautiful areas in France containing an immense variety of landscape, architecture and history. Much of the charm of this region can be attributed to the undulating countryside with its rivers of the Dordogne, Cere, Bave, Autoire & Vezere; the continuing presence of small farms with their mixed crops, its food, wine, the villages, bastide towns and chateaux; its wealth of history and the warmth and hospitality of the people.

La Teuliere is an area known as Haut (Upper) Quercy in the Department of Lot, which is generally regarded as being in the Upper Dordogne region and all of the above is very true of La Teuliere and nearby areas. The view from our Villa is a beautiful landscape of rolling hills and valleys, small farms, vineyards and hillside villages in the distance.

Climate

The weather in spring and autumn is lovely, usually with warm sunny days and pleasant evenings. Summers can become quite hot with temperatures in the high 20°Cs to mid 30°Cs, but with the villa situated at an elevation of 300 metres (1000 feet), the evenings are usually mild. During the summer months the sunsets are magnificent, bathing the Villa in a crimson glow until late in the evening.

In winter the temperature ranges from 0 to 10°C and occasionally there could be a light dusting of snow. Winters can be mild by day and around freezing in the evening with the occasional light snowfall that melts by midday.



Local People

The local people are very warm and friendly, as indeed are those of the nearby towns and in the region and are quite accustomed to English speaking tourists. La Teuliere is somewhat different to many of the villages in France, inasmuch that its population is approx 50% French & 50% foreigners like us. We have people from England, Belgium, Holland, Australia, America & France who either live there permanently or who have a 2nd home there for holidays. Some English is spoken, but it is always useful if a little French is known (but not essential). Madam Christine Ducoux (our next door neighbour) who manages our Villa, speaks very good English and is very helpful.

General

We believe that La Teuliere offers the best of both worlds for your holiday – a beautiful tranquil setting, even during the northern hemisphere holiday season when the region is visited by many tourists, but within close proximity to many of the major tourist and other attractions and all facilities – an opportunity to experience life in a small rural French village many centuries old.

In 1994 Michael Busselle's book – "Discovering the Small Vineyards of France" was released which provides excellent information on the small vineyards of France as well as some historical details and information on villages. Of particular interest is the section on the south west of France which highlights the vineyard of "Glans" (10 minutes from the Villa by car). One paragraph sums up the area very well and we would quote as follows:

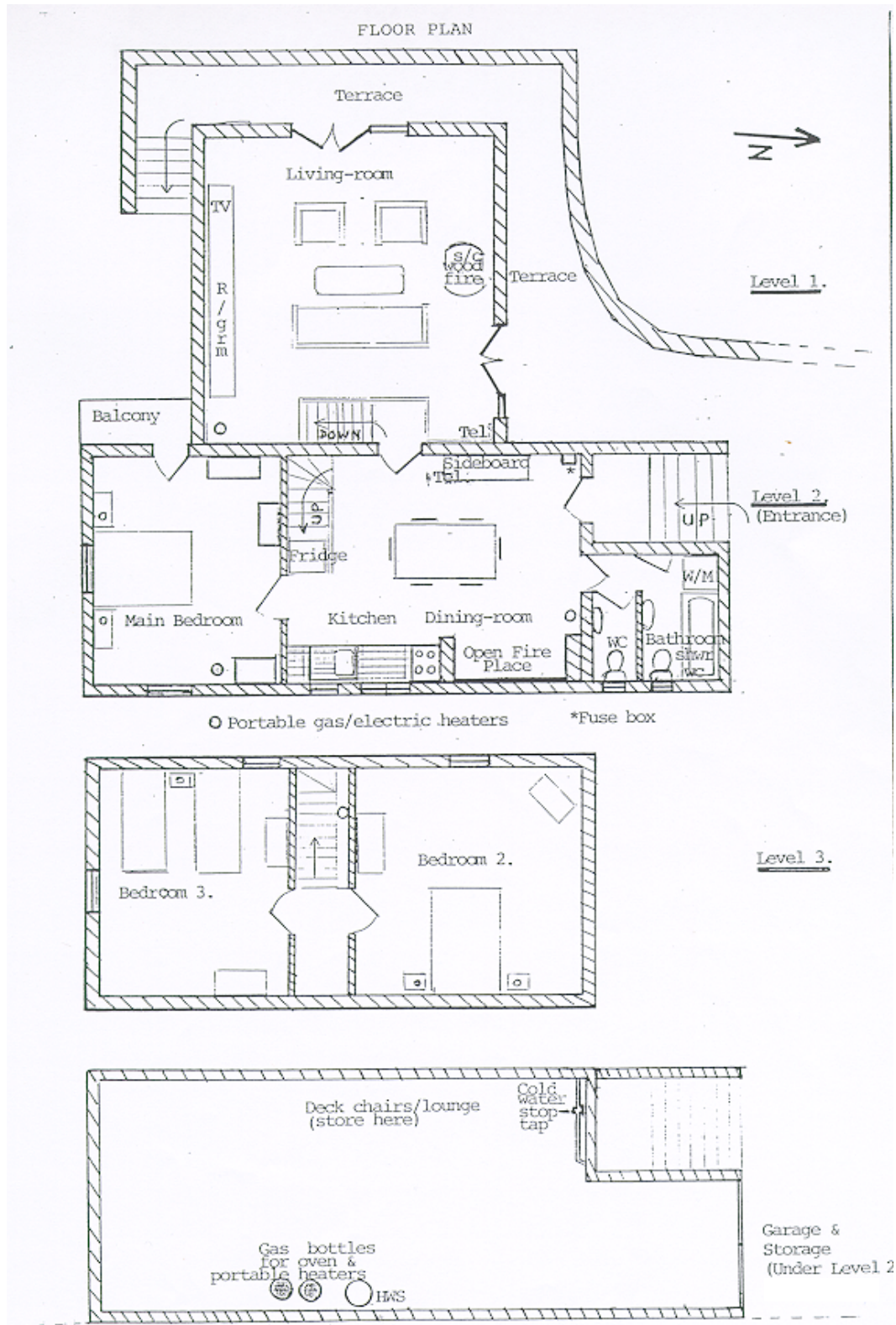
"If any one small area of France could be singled out having more than its fair share of charming and picturesque villages, then this region would have to be the choice".

Apart from the many day trips to major attractions (further information on this towards the end of the brochure), there is also plenty of sporting activities which can include river and pool swimming, golf (in the shadow of a medieval castle – Chateau Montel), hiking, horseback riding, tennis, hang-gliding, hot-air ballooning, canoeing and kayaking.

If you are looking for some peace and quiet, we have a very good supply of books and other magazines for your leisure reading. There is also a Green Michelin Dordogne/Quercy tour book and an English/French dictionary, including a supply of brochures on the various villages and tours as well as suggested restaurants with address and telephone numbers.

We have received many wonderful letters from our guests complimenting us on the Villa & commenting on their wonderful holiday at La Teuliere & in the region. If you would like to see the letters & all speak to previous guests, please don't hesitate to let us know – we can arrange this.

FLOOR PLAN



THE VILLA

Our Villa is one of the nicest properties in La Teuliere & the best rental property. It is a spacious three level house full of rustic charm and history set well back from the road in a high elevated position in the peaceful hill top village of La Teuliere, with panoramic views of the countryside from the vine covered terrace and most other aspects of the Villa. There are magnificent crimson sunsets in the evening with the Villa facing west. The Villa is typical of the architectural style of the Quercy region with stone and/or cement rendered stonewalls, pointed roofs of baked brown tiles with dormer windows. By way of background (history), the lounge room was originally the barn with two foot thick stone walls dating back to the 18thc, to which was added the balance of the house in the late 1800's. More recently the Villa has been restored and renovated to maintain its character and charm, but modernised so as to provide modern comforts and facilities. Sleeps 6 people.

Heating

Lounge Room – large combustion heater

Kitchen – cast iron wood fire

Bedrooms – Electric heaters

Supplementary portable gas heaters

Electric storage HWS

Linen

Good quality linen – 50/50 cotton/polyester percale and 100% cotton, including sheets, pillow cases, towels, face washers, table place mats/tablecloths and tea towels (included in rental costs)

Telephone/Fax

We would recommend that you obtain a “telecard” from Telecom or Optus before you leave Australia – this will enable you to charge calls to your home number and access Australian rates which are far cheaper than European rates.

First Floor

A large lofty living room with two sets of double French doors opening out onto a large terrace with magnificent views. High chestnut beam ceilings from the original barn. Timber floors with rugs. Very comfortable and tastefully furnished with large lounge suite and other furniture, television with French & English satellite reception, hi-fi CD/tape player, dvd player & a library of dvd's, books etc.

Second Floor

Kitchen/Dining Room/Bathroom/Laundry

Main entry, kitchen/dining room with all facilities and comfortably furnished, open fire place, ceiling fan (reversible), refrigerator, microwave oven, gas oven, "Moulinex" electric mini grill, toaster, automatic dishwasher & many other small appliances, dining settings for 6+ people.

There is an Australian style gas bbq, which is stored in the garage, when not in use.

Bathroom/laundry bathroom with bath/shower, wash basin, toilet and front load LG washing machine, iron and ironing board. Separate second toilet.

Main Bedroom

Main Bedroom tastefully furnished with queen size bed with doona, bedside tables, wardrobe, dressing table, chest of drawers etc. Small sunny balcony off bedroom.

Third Floor

Two comfortable double bedrooms with high chestnut beam ceilings, one with double bed with doona & the other with twin beds with doona's. There is also an additional single bed mattress and portable folding cot. Electric heaters in each bedroom & fans for cooling, when required.

FOOD, WINE & RESTAURANTS

Food

Fresh fruit and vegetables are widely grown in the region. There are markets on various days of the week in the nearby towns & in Bretenoux, there is a wonderful market held in the old square on Saturday mornings & a smaller one on Tuesdays from 8:00 am to 12 noon. Beaulieu-sur-Dordogne has its market on Friday morning & the markets are well worthwhile visiting. The markets (and shops) have a wonderful range of fresh fruit and vegetables, goose and duck foie gras and pates, truffles, cheeses, meats, bread (baguettes and other) and patisseries, as well as numerous other items.

Supermarkets

The closest large supermarket is in Biars known as “Leclercs” (approximately 8 minutes drive from the Villa. This supermarket has a very large selection of meat, fish, poultry, fresh fruit & vegetables, cheeses, deli, other grocery items & wines etc....very similar to Coles/Safeway/Woolworths supermarkets. It also has reasonable prices for petrol & diesel (more so than service stations). From April thru to October, it is open all day from 9:00am until 19:25pm Monday to Saturday. From November to March, it will open the same times/days, but it will be closed for lunch from Monday to Thursday from 12:25 pm to 14:00pm.

There is also a “Le Palais Gourmand where you can purchase good quality meat/fish etc. as well as fresh fruit & vegetables, deli items & wines. We have bought quite a good range of meat/fish from this store and found it to be of very good quality. **It is open Sunday mornings from 9:00am to 11:45 am during the months of mid April thru to mid October.** Otherwise it is open from Tuesday to Thursday until 7:25pm (closed for lunch). Open all day Friday & Saturday until 7:25pm

“Lidl” which is like an “Aldi” is open from Monday thru to Saturday closing for lunch at 12:25 to 14:00pm.

In direction of Beaulieu Sur Cere at Altiliac there is a very good supermarket called “Ecomarche”. It is open from Monday to Saturday, but closes for lunch from 12:25 to 14:00pm Monday to Thursday. It is open all day on Friday & Saturday as well as **Sunday morning from 9:00 to 11:45 am.** There is a presse shop there as well, which sells international newspapers (a day old) as well magazines & other items.

There is a small “Alimentation” in Gagnac Sur Cere, which is closed on Mondays. It is open early morning thru to 12:30pm & 4:30pm to 7:30pm Tuesday to Saturday. It is open Sunday morning from 8:00 am to 12 noon. It is like a very good “7 – 11”& sells a good range of goods including wines.

Wine

Good local red & rose wines are produced in Glanes 10 mins drive from the La Teuliere -“Vin de Pays Coteaux de Glanes” (wine of the region from the hillside of Glanes). Further to the south (approximately 90km) the excellent red wines of Cahors (Appellation Controlee) where there are many interesting vineyards to visit. To the west, again excellent red, white and rose wines from Bergerac, St. Emillion and Bordeaux (Appellation Controlee), most of which are readily available from the supermarkets at reasonable prices and the local “caves” (cellars). If you have time to visit one of the vineyards, it is worthwhile doing as you are made very welcome.

FOOD, WINE & RESTAURANTS (Continued)

RESTAURANTS

There are many restaurants nearby for eating out and we would recommend those in the smaller villages rather than the larger towns, as the ambience and food are likely to be more authentic to the area and reasonably priced. This is not to say that you should not try the restaurants in the larger towns. Most restaurants have fixed price menus with varying price levels and it is not unusual to find that meals offered at a lower cost are the same quality as that of the dearer menu. It is just that with the latter there will be wider selections and a greater number of courses provided. We would recommend that you book early, especially for the latter part of the week and/or Sunday luncheon.

We suggest for dinner upon your arrival, the small Inn - Auberge Du Vieux Port, just down the hill & across the Cere river at Port de Gagnac. It serves an evening meal throughout the year. The Auberge is owned by The Lasfargeas family and you will be made to very welcome by the family. Three generations of the Lasfargeas family still live here, with Alexandre (Chef) and his wife Nathalie now running the Auberge.

Their food, wine, service & the ambience is excellent. It is very reasonably priced. Telephone: 05 65 38 50 05.

50 metres or so past the Auberge is the Hostellerie Bellerive. It is also very good & a bit more upmarket than the Auberge.

In Gagnac Sur Cere there is a small "B & B" run by an English couple – Justin & Cherry & they serve coffee & patisseries in the morning & also have a lunchtime menu. It is very reasonable.

SERVICES

BANKS

The nearest banks are in Biars. Banks are open Tuesday to Saturday but will close at lunchtime during 12 Noon and 2.30 p.m. ATM machines can be accessed 24 hours 7 days a week.

POST OFFICES

The closest Post Office is at Gagnac at the “Alimentation” shop. There are also post offices in Biars & Bretenoux.

NEWSAGENTS

The nearest newsagent (maison de la presse) is in Biars at Leclerc supermarket. In Bretenoux there is an excellent newsagent where you can obtain good tourist literature, including large scale maps. You can also purchase English newspapers (one day behind) as well as English magazines.

Leclerc supermarket in Biars also sells maps, post cards and magazines.

CINEMA/BIBLIOTHEQUE (LIBRARY)

There is a cinema located in Biars which runs current movies of an evening, usually commencing at 9.00 p.m. Most of the films will be in French – occasionally they will run an English speaking film with French subtitles. Brochures on what is showing can usually be obtained from the newsagents or supermarkets.

INTERNET (FREE) is available at the Bibliotheque in Biars – just past Leclerc on the way to Bretenoux.

AREAS OF INTEREST AND MAJOR ATTRACTIONS IN THE AREA

Gagnac-Sur-Cere



This little town is at the bottom of the hill. You can use this town as a point of departure for the Circuit de Segala (137kms) which takes you through some lovely hills as far south as Figeac.

Port De Gagnac



Across the river is where you will find the small Inn-Auberge “Du Vieux Port”.

Chateau De Castelnau



This castle is an 11th-13thc fortress. It is one of the finest examples of medieval military architecture. It sums up the entire history of feudalism from its rude beginnings to the 18thc. It is regarded as the second most important military castle in France.

Bretenoux



One the banks of the river Cere, the Bastide (walled town) was founded in 1277 by the Lord of Castelnau to countermatch the king’s bastide at Puybrun. The ruins of the 14thc fortifications remain, including the town gate. The Town Hall is situated in a handsome 16thc dwelling and the ancient streets reveal several 15thc and the 18thc houses – the cobbled main square is surrounded by covered alleys. The town has conserved the original orthogonal plan as well as numerous vestiges of the ramparts and a fine old manor on pretty Manor Street.

Carennac



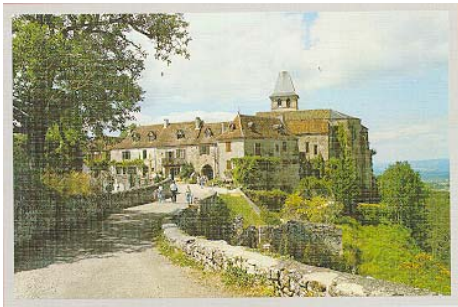
One of the most attractive sights to be found along the Dordogne where the picturesque houses of the Quercy, with their brown tile roofs and the manor-houses, flanked with turrets, cluster around the old priory (10thc) in which Count Fenelon once lived.

AREAS OF INTEREST AND MAJOR ATTRACTIONS IN THE AREA (Continued)

Autoire

One of the “prettiest villages of France” and for many years part of the Viscounty of Turenne. The village is enclosed in a valley giving on to the Dordogne and houses many fine renaissance buildings. Opening out onto the plateau, a 30 metre waterfall cascades down the surrounding cliffs to one of which still clings to the ruins of a Hundred Years War fortification called a “Chateau d’Anglais”.

Loubressac



This village was built on the site of a Gall-Roman settlement. It is an interesting mixture of medieval and renaissance architecture, perched on a cliff-top spur overlooking the Dordogne, with remarkable views over the valley.

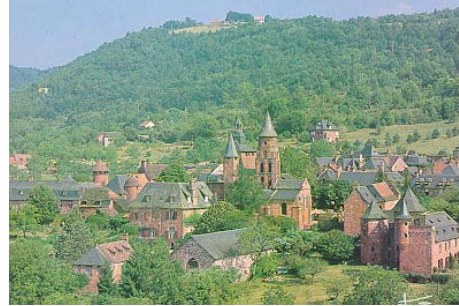
Martel

It is known as the town of seven towers. It still possesses many medieval buildings. Today it is a busy centre for the nut trade and the canning of local products.

Sousceyrac

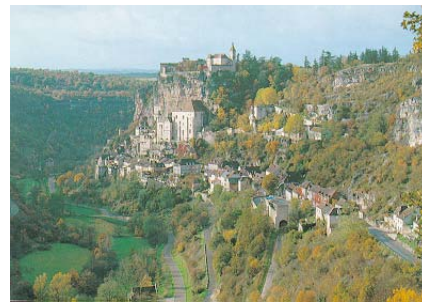
A town dating back to the 100 Years War.

Collonges-La-Rouge



A medieval village built entirely from red sandstone – it is one of the “prettiest villages of France” which glows russet red in the afternoon sun.

Rocamadour



This amazing village clings to the precipitous rock face above the gorge of the tiny river Alzou. Up until the Reformation, it was one of the most important pilgrimage centres in Europe.

Souillac

Souillac at the confluence of the Correze and the Dordogne, developed in the 13th c growing up around the Abbey.

Les-Eyzies-De-Tayac

An important site for prehistory (cavemen). The Font de-Gammet cave, with much important prehistoric art is here.

AREAS OF INTEREST AND MAJOR ATTRACTIONS IN THE AREA (Continued)

Le Madeline

From Les-Eyzies you can visit a troglodyte village which may have been occupied from the 10thc to the 18thc. Worth a visit.

Saint-Cere



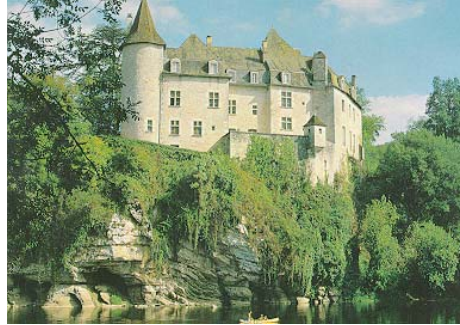
This town was built around the 10thc. The town bears witness to the post-Religious Wars prosperity of the ancient Protestant stronghold. It is now home to an annual summer opera festival.

Chateau De Montal



This was once the perfect Renaissance Chateau. It is outside a fortress, but within the courtyard it has an interior displaying the sophistication of the Renaissance. There is a 9 hole golf course in the lee of the Chateau.

Chateau de la Treyne



This Chateau built in the 14thc is on a cliff that rises above the Dordogne, 10km upstream from Souillac. It now serves as a luxury hotel.

Sarlat



Built in a hollow surrounded by wooded hills in the heart of Perigord Noir. Its charm lies in its preservation of the past. It is famous for its Saturday market where you can pick up some foie gras and other local produce.

Le Roque



FINDING THE VILLA



DISTANCE

By Car (approximately)

Paris – 7 hours

Toulouse – 3.5 hours

Lyon – 5 hours

Bordeaux 4 hours

Barcelona – 9 hours

Brive or Tulle – 1 hour

Bretenoux – 8 kms

FINDING THE VILLA (Continued)

GETTING THERE

CAR

The A20 auto route runs from Paris through Limoges and Brive to Toulouse. This is an excellent auto route and takes you very close to the Villa. When a booking is accepted and after full payment is made, detailed instructions on how to find the house from Bretenoux will be sent you; also a large scale local map showing the house site. We will provide you with a key before you leave so that you will not have to worry about meeting tight travel deadlines to arrive by a specific time.

From the North by the A20

After Brive, depart from the A20 at exit #52 and take the D820 to Vayrac & the D703 to Bertenoux. Alternatively, you can take to the D28 to Collonges La Rouge & Meyssac & then the D940 to Beaulieu Sur Dordogne & Bretenoux

From the South by the A20

From Toulouse follow the A20 to Montauban (or A62 freeway to Montech) and then onto Cahors. From there follow the A20 as far as the D677 which goes through Gramat to St. Cere, then take the D940 to Bretenoux.

If not Arriving by the A20

From Tulle by the D940 via Beaulieu

From Figeac via the N140 and D940

TRAIN

The train from Paris to Bretenoux-Biars (via Brive La Gaillarde) takes approximately 5 hours. Brive is a good base to rent a car from, if you do not like driving out of major cities. Brive has Hertz, Avis and Europcar depots a short distance from the main entrance of the rail station.

The Villa is approximately 7 minutes by car/taxi from the Bretenoux-Biars railway station. Brive is a major rail stop on the Paris/Toulouse line and this is where you would change trains for the Brive/Aurillac line to take you to Bretenoux-Biars (usually from the adjoining platform). The train for Bretenoux-Biars normally departs from Brive 20 minutes after the Paris/Toulouse train arrives in Brive. This can be very useful to know if you are sharing the Villa with people who are travelling by train, or if you are having someone join you later. Taxis are available and can be booked at the café opposite the Bretenoux-Biars station.

FINDING THE VILLA (Continued)

PLANE

As well as Paris, there are also international airports at Toulouse and Bordeaux.

CAR RENTAL - LONG TERM

If your stay in Europe is 21 days or longer, the Citroen, Renault &/or Eurodrive car plans are much cheaper than renting a car by the day or week; also many air airlines are offering fly/drive packages, so it s worthwhile checking them out, before booking your flight. Note that these arrangements must be made before you leave Australia and cannot be arranged in France. These cars can be collected at Paris, Bordeaux Limoges & Toulouse airports. There are many other locations within France & Europe where they cars can be picked up.

CAR RENTAL - SHORT TERM

As mentioned above, if you do not like driving out of Paris, most large towns have rental cars by the day or week. Hertz, Avis and Europcar have depots very close to Brive Station, 47kms away. Rental can be arranged in Australia. The route from Brive is on smaller roads, traffic is usually light with a comfortable & scenic 1 hour drive to La Teuliere.

COSTS FOR 2011

Prices include bed linen, towels, tea towels, electricity and wood for fires

Rental: *\$1150.00 per week (for up to 4 persons *)*

** for each additional person there is an extra charge of \$150.00 per person/per week*

Bookings are for a minimum of 1 week and are from Saturday to Saturday.

Deposit

A deposit of \$300.00 per week is required payable at the time of booking. The balance is payable 4 weeks before your departure overseas, so that we may send you the key to the Villa together with a detailed map and instructions on how to find the Villa/La Teuliere and other user friendly information.

Please note that although we are happy to book you in on a provisional basis, due to some periods being very popular, we must take confirmed bookings strictly on order of deposits received.

Bond

A Bond of \$100 is also payable when the balance of the rental money is paid. The Bond will be refunded after the Villa has been inspected, the key returned to us and the cost of telephone calls will be deducted (if any).

Cancellation

Your deposit will be refunded if your booking is cancelled 4 (four) months or more prior to the date of your intended use of the Villa. As we have to refuse a number of people who want to stay at the Villa, no refund will be given if cancellation is made giving less than 4 (four) months notice.

Travel Insurance

We strongly recommend that clients take out travel insurance, at least 4 weeks prior to their departure from Australia.

Arrival and Departure

We ask that you do not arrive until 4.00 p.m. on the first day. Similarly, we ask you to leave by 10.30 a.m. on your last day. This is to allow for linen pickup and inspection of the Villa. This is attended to by our next door neighbour, Christine Ducoux, who may be able to assist with various enquires.