

# Welcome to Roches

Thank you for your interest in Roches, our 16th century priory, converted to 21st century standards. It is available from June until the end of August 2009. It has four bedrooms, each with its own toilet and bath- or shower-room, a living/dining room, a terrace and a large pool. Roches' size makes it suitable for parties of up to ten to twelve people, though our guest numbers range from a couple needing plenty of space to two families sharing the accommodation.

Roches is fully equipped to cater for your holiday needs. Cots, high chairs, bicycles, linen and towels (except beach towels) are provided without charge. Because we are independent of any booking agency there are no "extras" to our quoted charges, which include local telephone calls.

You will be met at Roches with a welcome pack of tea, coffee, wine, food and other essentials.

The other pages in this information pack contain details of the house and the surrounding area, but if you have any additional questions, our phone number can be found on the Contact Us page. Alternatively, just email us at [roches@lqp.net](mailto:roches@lqp.net).

Mag and Peter Morris say "bienvenue"-  
Welcome to Roches.



# The building

Our property at Roches is the largest building in a hamlet of five houses. The hamlet is the site of a medieval priory, with commanding views over the local countryside. Our house is the restored remains of what was the main building, with many original features intact. Although most of the surviving structure is 16th century, references to the priory at Roches dating back to the 12th century can be found in the Public Archives at Perigueux.

The lane through the hamlet is a cul-de-sac, ending about a hundred yards past our building, and therefore extremely quiet. The north east side of the house is on the lane, while virtually all the land belonging to the property is in the large triangular lawn on the south west side.



## Inside Roches



The spacious living room has a TV (satellite and terrestrial), video/DVD and hi-fi. The dining area has a fully equipped kitchen with a gas hob, electric oven, refrigerator, dishwasher, and a walk-in larder with micro wave/grill. Crockery, cutlery, glassware, etc., for ten people is provided.

There's a phone for making local calls, contacting our representative and for receiving all calls. The building also has WiFi (broadband) for portable computers.

Off the living room is a large south-facing terrace with steps leading to the garden and pool. The terrace has a gas-fired barbecue, and is ideal for sunbathing, al fresco lunches and, using the recessed wall lights, dining at night.

## Accommodation



Roches has four large bedrooms, two with en suite bathrooms or shower rooms, and two with adjacent shower/wcs. The house can therefore sleep eight adults in comfort.

Extra beds are available so that up to four children could be accommodated in either of the larger bedrooms. See the House Plan page for more details

All bedrooms have south facing windows on to the lawn, pool and the landscape beyond. The "garden room" on the ground floor opens on to the half-acre lawn.

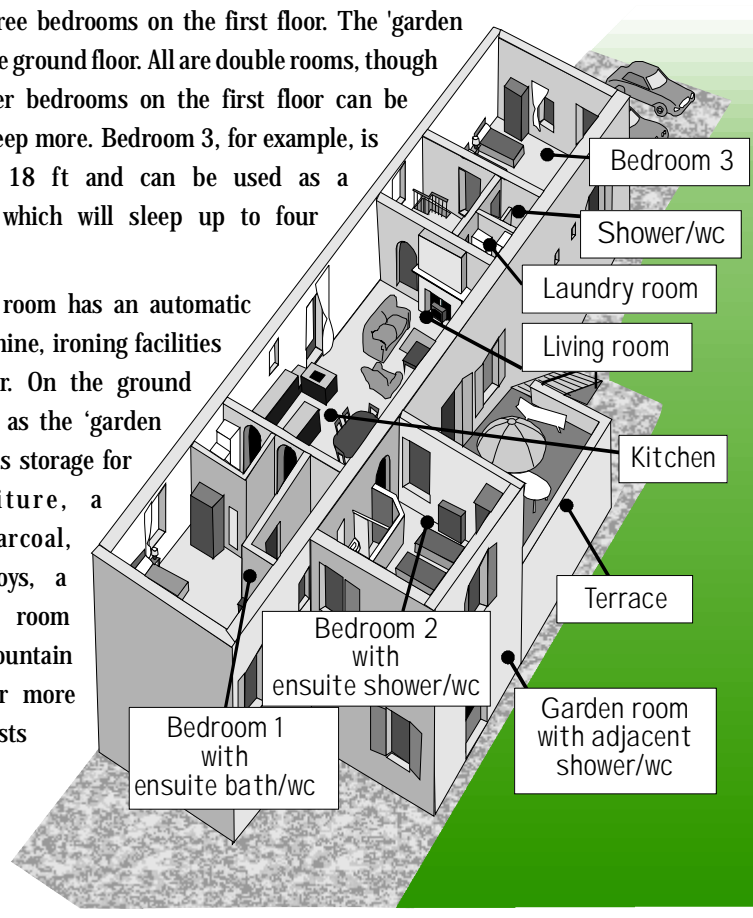
## House plan

Our spacious property is ideally suited for large parties of up to ten people, having four bedrooms, all of which have their own bathroom or shower and toilet facilities. The accommodation arrangements at Roches are flexible. Our guests in the past have ranged from a couple needing plenty of space to two families with their children. Alternatively, eight adults can be accommodated in the four bedrooms.

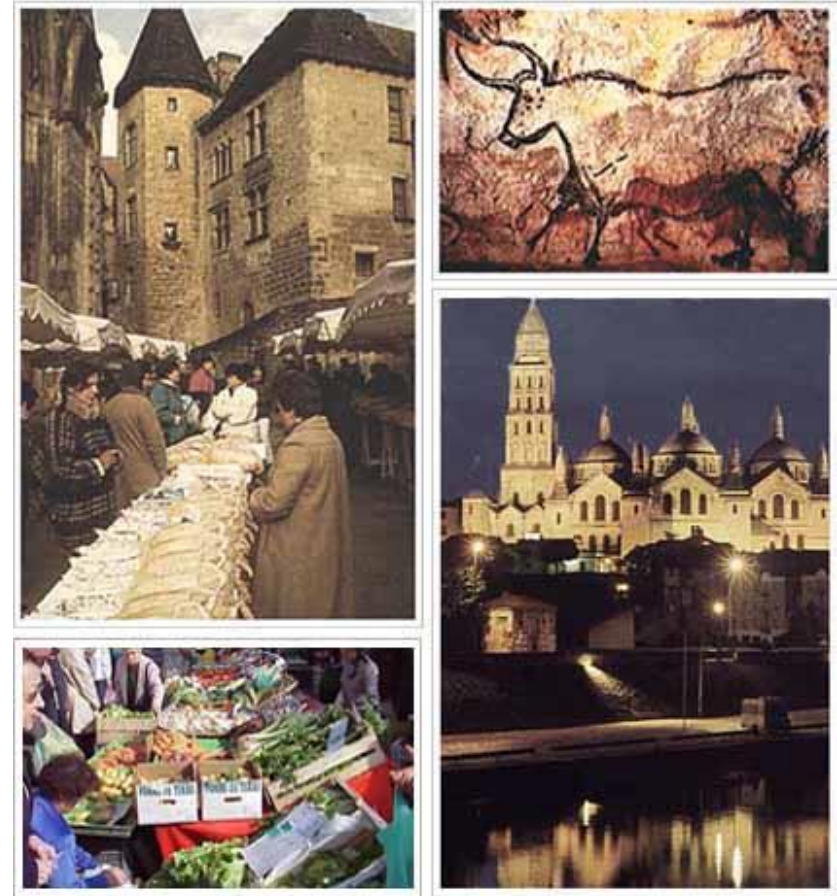
Our pricing policy (see the Reservations page) is based on the number of people occupying the property.

There are three bedrooms on the first floor. The 'garden room' is on the ground floor. All are double rooms, though the two larger bedrooms on the first floor can be adapted to sleep more. Bedroom 3, for example, is about 15 x 18 ft and can be used as a "dormitory" which will sleep up to four children.

The laundry room has an automatic washing machine, ironing facilities and a freezer. On the ground floor, as well as the 'garden room' there is storage for pool furniture, a second, charcoal, BBQ and toys, a table tennis room and four mountain bikes for our more energetic guests



## The local area



Roches lies in the Périgord Vert, the most northern of the four departments which make up the Dordogne, on the borders of the Charente region.

The Dordogne has the earliest traces of human habitation in Europe so visitors can explore the extraordinary wealth of antiquity of this corner of France. Cave drawings, medieval towns, beautiful landscapes, cuisine famous even in France, vineyards...

Every village has its quiet pavement cafe and bar in which to relax and enjoy the southern summer climate: no traffic, no noise, no hurry.

# The pool

The fenced 15 x 7 metre swimming pool is for the exclusive use of the residents at Roches.

At the poolside there is a large lawn area with loungers, chairs, tables and sunshades. The technology involved in purifying and filtering the water is salt-based, so that bathers get none of the discomfort usually associated with chlorinated swimming pools. A robot cleans the pool every morning from about 7am to 9 am. In the summer months it is usual for the water to get as warm as 32 degrees centigrade.

The pool depth is about a metre for nearly half its length, then slopes steeply in an inverted pyramid to 2½ metres, making it perfectly safe for diving at the deep end. There is a safety ledge around the pool, and a 2 x 2 metre platform just below the surface at the shallow end for small children to bathe safely under supervision.



# Pool fencing

New regulations governing swimming pool safety in France have meant that the pool at Roches is now surrounded by a safety fence. Entry and exit is made via a self-closing gate. While this now restricts access to the pool, it means that the danger of small children falling in while unattended is considerably lessened. The view of the pool from the house and garden is now restricted, but we are confident that our guests with small children will be reassured by this measure. The fence is largely concealed in the surrounding hedge.



Before and after



# Reservations

Roches is available through June until the beginning of September. There is no low season tariff.

Our prices are based on the number of guests, including children but excluding babies (i.e. the number of beds being used).

## Rates for 2009

No*.	First week (GBP)	Subsequent weeks
4	1200	1150
5	1300	1250
6	1400	1350
7	1500	1450
8	1600	1550
9	1700	1650
10	1800	1750

*No\* = No. of guests inc. children (not babies)*

Four more beds are available, suitable for children. One of the bedrooms can be used as a dormitory by up to four children. No charge is made for babies. A cot is available free of charge.

## How to book

A firm booking is only made when we have received a completed booking form together with the appropriate deposit. However, if you make a telephone reservation we will hold it for one week\*\* while you send in your booking form and deposit of £100 for each week reserved.

\*\*UK bookings only. A longer period is accepted for overseas bookings.

## Booking conditions

Prices quoted will be held throughout the season. Payment in full should reach us no later than 6 weeks before the start of the holiday. We regret we have to charge a fee for late cancellations; 60% of the total if the cancellation is made within 4 weeks of the start of the holiday, 90% within 2 weeks, and 100% if the cancellation is made on the departure date or later.

# Contact us

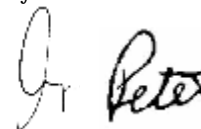
If you are interested in booking Roches for 2009, please get in touch with us by any of the methods below, when we will send you a booking form and reserve your booking for a limited time until you return the completed form and deposit.

By phone: + 44(0) 1273 608508

By email: [roches@1qp.net](mailto:roches@1qp.net)

By letter: Mag and Peter Morris,  
1 West Drive, Brighton BN2 0GD, England

Thank you for your interest in Roches.



Mag & Peter Morris

