



La Chartreuse A Cahuzac Guest Handbook

V. June 2026





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Introduction

Welcome to La Chartreuse A Cahuzac, your home for you to “Holiday like a Marquis”! We bought the property in 2022 and have carried out extensive renovations during the intervening period. We hope that you will enjoy your stay as custodians of this historic house.

The main building (La Chartreuse) dates from 1733 when a Marquis allegedly decided that they didn’t fancy living in the draughty ruins of Larressingle, so would create a “new build” instead. Rumour has it, though, that they wanted easy access between the two buildings and so dug secret tunnels between them. We haven’t found them yet – perhaps you will!

The second building (Le Chai) was built in 1782 and was used for the production of Armagnac, which lead to the estate being given its “chateau” title.

We don’t advertise the property as “Chateau de Cahuzac”, as we don’t have any turrets or battlements that might be expected, but you are indeed staying in a genuine French chateau.

As a historic property with several rooms, unique features, and extensive grounds there are a few quirks that we’d like to make you aware of in order to make



your stay as enjoyable as possible. Please do have a good look through this document to familiarise yourself with these aspects. If you do have any questions during, or before, your stay please do contact us or speak to our wonderful on-site team.

For those of you visiting the region for the first time, we have also made some recommendations about how you might want to spend your time. If you need any assistance in booking anything we would also be very happy to help. Many local attractions and restaurants do speak English, but most will appreciate all and any attempts to speak in French – however faltering they might be!

We loved the Gers and the chateau enough to buy it and invest heavily in its restoration. We think the local area is a wonderful place to spend time, unwind, enjoy the fabulous climate, and make the most of the excellent cuisine. We hope you will too!

Have a fabulous stay!

Bill & Jackie



Bedrooms

There are four double bedrooms for you to choose from. Each one of them has an ensuite shower room, but have unique elements and original features.

Maximum occupancy for each room is 2 people.

All bedding has been provided, as have towels for the bathroom and pool. A hair dryer and toiletries have also been supplied in each shower room.

We ask guests to kindly not use suntan lotion that contains a bronzer, as this destroys linens due to permanent staining.

Please don't flush anything down the toilets other than toilet paper. Anything else should be disposed of via the interior or exterior bins.

La Rose

On the ground floor with four metre high ceilings, this room has a traditional elegance and is decorated in muted shades of pink. The room is named after the rose beds that it looks out onto.

The room has net curtains, but also has external shutters in order to totally shut out the light, or the heat of the sun.



Please note that the fireplace is ornamental only and **not to be used for fires**

There is a television with limited access to English terrestrial services.

There is a large shower room with an immersive surround shower and double basin. Your hairdryer is under the basins.

The toilet has “Jack & Jill” doors, so can be locked in order to be totally private for this bedroom or, alternatively, can be left open during certain times of the day for other guests to use

Les Vignes

On the ground floor this is a quiet room hidden down a corridor from the kitchen. The room is named after the vineyards that can be seen from the windows, beyond which are often the spectacular views of Pyrenees mountains.

The room has net curtains, but also has external shutters in order to totally shut out the light, or the heat of the sun.

There are French windows leading out to your own outside space, with two chairs and a café table provided for some quiet relaxation.



There is a small dressing area, where you'll find the hairdryer in the drawers, then a separate shower and toilet. The mirror light and condensation clearer work by pressing the blue buttons on the mirror itself.

Les Nénuphars

On the first floor this is a bright room with views into the ancient oak canopies to the east. The room is named after the waterlilies in the ornamental pond that it overlooks.

The room has heavy blackout curtains in order to totally shut out the light, or the heat of the sun. A remote controlled wall fan is also provided for use in warmer weather.

The shower room and toilet also have windows out over the courtyard. An electric towel rail is provided and can be controlled from the thermostat to the left of the basin.

The shower room mirror light is controlled by pressing the circle at the bottom of the mirror itself. Your hairdryer is in the locker in the bedroom, underneath the full length mirror.



The room can also be accessed via the exterior staircase and shares an elevated terrace with Les Montagnes.

Les Montagnes

On the first floor this is a bright room with exceptional views towards the Pyrenees mountains in the south. A gold bath on a dias allows guests to take in the views in decadent comfort.

The room has external shutters in order to totally shut out the light, or the heat of the sun.

In addition to the bath, there is a separate shower room with toilet, and an additional substantial dressing room. Your hairdryer is on the shelves in the dressing room.

The mirror light is controlled by pressing the circle at the bottom of the mirror itself

The room can also be accessed via the exterior staircase and shares an elevated terrace with Les Montagnes. There are some chairs and a small table on the terrace, which is a lovely spot for a coffee overlooking the garden.



Kitchen

The kitchen is fully furnished with everything that you would expect to find in a modern kitchen.

The fireplace is rumoured to have been brought to the house by the marquis from the castle in Larressingle.

Please note that the fireplace is ornamental only and **not to be used for fires**

- The hob works via induction and all the pots and pans provided (in the central island drawers) are compatible.
- Mugs and cups for tea/coffee are in the cupboard directly below the two kettles and the Nespresso coffee machine (which takes pods).
- Plates, bowls and glassware are in the tall cupboard by the back door. Plastic cups are provided for use around the swimming pool, where glass is not allowed.
- Next to the tall cupboard you will also find a microwave and a wine fridge
- Most other items that you require in the preparation and serving of food can be found in the island drawers.



- There are also additional jugs and equipment in the island cupboards, hidden by the orange stools.
- A dishwasher can be found in the cupboard next to the kitchen sink, and detergent tabs are in the cupboard directly underneath it.
- Washing up and some cleaning equipment can be found under the sink. More extensive cleaning and hoovering equipment can be found in the utility room (off the corridor to Les Vignes).
- A “day fridge” is provided, along with a second microwave, in the larder behind the blue cupboard doors.
- The larder is ideal for storing your dry goods, and is also where you will find the internal bins. The bins here are divided into Normal, Recycling and Bottles/Jars & broken glass. When the bins are full, please empty them into the exterior bins by the front gate.
- You will find additional larger fridges and freezers in the utility room (off the corridor to Les Vignes).
- There is seating for 4 people on the island breakfast bar, additionally the kitchen table will be configured for 4 people, but can be extended to take 8 people using the extra leaf stored in the utility room.



- The kitchen has a heat sensor alarm on the ceiling and a fire extinguisher is situated within the ornamental fireplace

Food

- From our own experiences renting properties, it can sometimes be slightly confusing trying to work out what you can / can't use in a kitchen. Our policy is simple, if you can find it, you can use it.
- We won't leave perishables from our, or previous guests' use, but spices, condiments, cordials, tinned goods etc will be left for you to use, or ignore, as you see fit.

Bins

- Three types; normal waste (black), recycling (red) and glass/jars/broken glass – without lids.
- Inside bins are in the kitchen larder. New bags are under the kitchen sink. Please take your rubbish to the outside bins, by the front gate, once the inside bins are full.
- Outside bins are behind the two large doors in the last building on the left before you reach our front



gates. Our team will dispose of all rubbish at the central commune bins once you have deposited it here. The binmen don't visit your house in this part of France!

Utilities

- Our heating system is oil powered and, naturally, for a house of this size can be a little noisy at times. Due to the complexity of the system we do not allow guests to access the controls.
- Our hot water system is newly installed and should provide a plentiful supply throughout your stay. If this isn't the case please contact our team.
- Our heating system is unlikely to be necessary during your stay but, if the weather does become cooler, please contact our team.
- We have reliable three phase electricity. Occasionally, as a rural location, it may flick on/off, but that is usually exceptionally brief. If you do have any issues please contact our team.



Grounds



The grounds extend to just over 6 acres for your private use, and are broken up into three main sections: The garden, the meadow, and the woods.

The gardeners tend to visit to maintain the grounds on a Thursday. They will stay out of your way, but please be aware that there may be some noise from tools and mowers whilst they are working.

The Gardens

The formal garden surrounds the main house on all sides and is mainly comprised of lawn surrounded by flower beds. An active well sits on the lower western terrace, please don't throw



anything down it as we do use it for irrigation and stones etc might clog up our pump.

There is a Japanese plum tree next to the well, in addition to which there are also apple, pomegranate, medlar, fig and a grapevine in the old vegetable patch. If fruit is ripe, please do feel free to help yourself – but please note that the pomegranate can't be harvested until November and is very prickly, so best just admired.

You will find a four seater green metal table near the well, a barbecue, and a large dining table for ten people on the main west terrace. Additional plastic Adirondack style chairs are kept under the poolside veranda.

One bag of barbecue charcoal is provided for your use, as is a metal bucket for the disposal of ash or hot coals. Please make the team aware if it needs emptying.

The garden is enclosed by fences and walls, with three gates leading out towards the meadow.



Please be aware that the edge of the surrounding walls can be quite high, and we also have the dried out old koi pond on the south side, so please take care. For this reason we do not recommend the property for children under 10 years of age, and any children that you do have with you should be appropriately supervised in the garden and grounds.

The Meadow

The meadow is a large open expanse to the west of the formal gardens, which can be accessed by any of the three gates.

During the early part of the summer the field has beautiful wild orchids and butterflies, so we tend to leave the grass longer in certain areas to make the most of the nature.

We think that it's a perfect spot for a quiet picnic at that time of the year, when you can watch the wildlife around you and soak up the peaceful surroundings.

Later on the field will be cut and is the perfect place to enjoy a game of football, cricket, tennis,



badminton or whatever else might take your fancy! You'll find a selection of sports equipment in the utility room & in a big trunk in the Meadow itself, just along the wall from the big gate.

Along the eastern side of the field are a row of cherry, apple, pear and apricot trees. Please feel free to help yourselves if any are in season whilst you are there.

The Woods

The area to the west, north and south of the football pitch is all heavily wooded. We have cut several tracks through the undergrowth for you to explore, which will test your sense of direction and adventure. The safest rule of thumb is that, if you're still in the woods, then you're still on our land. If you've popped out into a field, then you've reached our neighbouring farm. There is a perimeter footpath that marks the extremities of most of the property.

The woods are a perfect place to escape and immerse yourself in nature, in addition to escaping from the sun. We are lucky to have an extraordinary array of wildlife that live in, or visit,



the area and you might be fortunate enough to see some of it, if you're quiet enough!

No Guest Access Areas

The area to the north of the property, beyond the swimming pool and the chai (barn) is out of bounds to our guests.

We have a number of high walls, and the deep water of our mar (pond) which means that this is not a safe area for our guests to be.

The chai is a future project for us but, currently, is definitely not a building that is safe to be entered.

The attic space in the main house is, similarly, a potential future project for us, but is not fit for guests to enter at this time.

For your own safety, and to ensure that there aren't any unfortunate incidents that might spoil your stay, please respect our request to stay out of these areas.



The Pool

The swimming pool is open throughout the warmer months. The pool is salt and unheated, so the water temperature is driven by the weather and time of the year. Measuring 14 metres by 8 metres, it is around 1.55 metres at its deepest point. There is a shallower shelf across the entire west side and a series of steps into the water from the south-east corner.

The pool interior is a liner, so this can sometimes be a little slippery, and care should be taken when using the steps to enter the water. Obviously, nothing sharp should be used in the vicinity of the pool to avoid any issues with the liner.

We ask guests to kindly not use suntan lotion that contains a bronzer, as this damages pool liners and destroys towels due to permanent staining.

The pool area is enclosed within a locked fence, in addition to high walls. Please ensure that the three gates are locked at all times when not in use, and that appropriate supervision is in place whenever



it is in use. Any children must not be allowed to be within the pool area unsupervised.

No glassware or glass bottles whatsoever are permitted within the pool area. Any breakage would result in the need to immediately close, drain and clean the pool, which would ruin your stay – and quite possibly that of any guests following you. We have loads of plastic cups, so please make use of them.

There is a full set of comfortable furniture under the pool veranda, in addition to eight loungers. Please make full use of them, but remember to return seat pads into the storage trunks overnight or if raining.

A variety of balls, inflatables and games will also be left under the veranda. Please help yourselves.

Should you have any concerns regarding the water quality or levels, please contact our team. Guests do not have access to the pool controls or pump house.



The Courtyard

The courtyard is an enclosed area to the east side of the kitchen with an open covered archway that provides spectacular views to the Pyrenees in the south.

A solid wooden table provides comfortable seating for eight people and is the perfect place for breakfast, or an evening meal when the weather has been particularly warm.

There is a large feijoa tree in the corner and, as with our other fruit trees, please feel free to help yourselves if it happens to be in season.

A key feature of the courtyard is naturally our goldfish pond, which currently has around 10 residents. In order to prevent overfeeding, we ask you not to put any food into the water and, whilst not particularly deep, please take care not to fall in!

Parking

We have specifically created a “roundabout” driveway to allow you to come and go as easily as



possible. On that basis, we suggest that you don't park where you would be blocking the driveway for each other.

There is space for two cars to park near the chai, nosing in to the swimming pool wall. A single car can easily park in the space outside the Rose room, and another can park on the track leading down towards the courtyard archway. In dry weather we usually park two cars on the grass by the courtyard wall (the green area on the image



Please don't park on the grass inside the "roundabout".



Cleaning & Laundry

- The property will be cleaned before your arrival, and also upon your departure. No additional cleaning will be provided unless this has been agreed in advance.
- Should you require it the bulk of cleaning equipment and hoover etc can be found in the utility room.
- There are also other cleaning materials under the sink in the kitchen. A smaller hand vacuum is also in the kitchen by the side of the table.
- Mop & bucket and dustpan & brush are in the utility room.
- The clean dishcloths and tea towels are in the drawer below the wine fridge in the tall kitchen cupboard.
- A washing machine, tumble dryer and clothes horses are provided in the cupboard on the opposite side of the corridor from the utility room.
- Washing powder / capsules and fabric softener can be found in the plastic box on top of the machines
- We recommend using the clothes horses to dry your clothes on the path outside the kitchen window, or in the courtyard if it is windy.



Security

- Whilst the big blue front door is a lovely entrance for receiving guests, it's not enormously practical on a day-to-day basis.
- Our recommendation is to use the door into the courtyard as your "front door".
- We will have left keys, with obvious tags, in the 6 doors that we think you will want to use on a regular basis. Our recommendation is to leave those keys in the locks, aside from the "front door" key when you go out.
- Please ensure that all keys are left in place when you checkout. There is a charge for lost keys.
- The house is very private and we obviously have front gates which keep out unexpected visitors, so generally leave doors open or unlocked when we're here, but do recommend locking everything up if you are all leaving the property.
- The code for the main front gates is 1782

Visitors

- We understand that you may have friends staying in the area, or meet other groups during your stay, however please remember that we have rented



the property to you for a maximum of eight guests, and have various regulatory restrictions tied to that limit.

- Visitors, outside the 8 guests staying at the property, are not permitted on more than 2 days in any 7 day period. The maximum number of guests permitted at any given time is 4. No visitors are permitted to stay overnight.
- No camping, tents, caravans or similar are permitted on the property
- The property may not be used for weddings, receptions, stag/hen parties, or photoshoots without written permission obtained at least one month in advance.

Entertainment

- We are fortunate enough to have exceptionally fast internet throughout the property. The connection is generally provided by the white boxes, with two orange lights, that you'll find in certain electrical plug sockets around the house. Please do not unplug these, or bash them, as this may result in a loss of connectivity for certain portions of the property.



- The Internet is accessed using this QR code



- There is a television in the Library, which has access to English terrestrial (ie BBC, ITV, Channel 4 etc) through the satellite connection.
- Streaming services (Netflix, Amazon etc) can also be accessed via the television, but guests will need to use their own accounts and will be liable for any payable content consumed
- French television can also be accessed by activating the little grey box next to the television, using the Orange remote control.
- There is also a television in the Rose bedroom with limited access to English terrestrial services.
- We also have some Bluetooth speakers around the house which you can connect to for music etc.



Wood burning stoves

- There are wood burning stoves in both the library and the lounge. These are the only working fireplaces and all others are purely ornamental.
- They are not for use during stays in the summer months.
- For winter stays, wood will have been provided in the log basket
- For those staying in winter, please speak to our team regarding where to acquire additional wood
- Please do not burn anything other than the wood or provided and firelighters in the stoves.

We hope that you've found his handbook useful, and not too "rules-y"! However, if you think we've missed something that would be helpful to mention to future guests, please do let us know!

There is a separate "What to see & do" book for your reference too.



CONTACT LOCATIONS & NUMBERS

On-site support team +44 7534 451 456 (mobile)
(back-up)
ckataan@gmail.com (email)

Owners info@acahuzac.fr (email)

Accident & Emergency 112 or 15 urgent

Hospital Condom, 21 Ave du Marechal Joffre, 32100 Condom

Police 112 urgent or 05 62 68 36 80

12 Ave des Pyrenees, 32100 Condom

Fire 112 or 18 urgent

Ave de Grunberg, 32100 Condom

Pharmacy

(a) 2 rue Roques, 32100 Condom

(b) 31 Ave des Pyrenees, 32100 Condom