

Gîtes de France Ardèche – 4 Cours du Palais – 07000 **PRIVAS** 

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Version:

Place name

Français

**Nederlands** 

Gite N° 23005

Classification

Locality Balazuc (07120) Name of property

La Magnanerie

La Croix du Bois

06 04 08 52 96

Owner's contact details

Name **ROURESSOL** Brigitte

Téléphones 04 75 37 71 65 Mobile phone no.

brigitte.rouressol@yahoo.fr

Website http://www.gitesbalazuc.com

Gîte to be reserved directly with owner.

# **Characteristics**

E-mail

View the entire gallery



Capacity	4 people	Number of bedrooms	2
Floor area	$45 \text{ m}^2$	Altitude	180 m
Pet	Allowed at no extra charge		

## **Description**

In one of the loveliest villages in France, 3 adjoining gîtes with private gardens and separate entrances. 2nd gîte: living room/kitchen area, sofa bed, 2 bedrooms (double bed) (2 single beds), shower room, WC. Electric heating. TV point, telephone point. Small fenced garden. Large shops 10km.

### **Facilities**

- ✓ Washing machine
- ✓ Dish washer
- ✓ TV
- ✓ Microwave
- ✓ Air conditioning
- ✓ Sofa bed
- ✓ Freezer

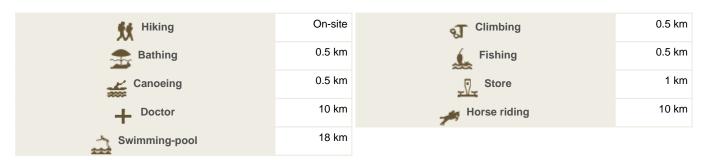
- Closed ground
- Private ground
- ✓ Carport
- ✓ Garden furniture
- Garden
- ✓ Stone House

- ✓ Private park
- ✓ Web connection
- ✓ Bed linen rentals
- ✓ Set house cleaning
- Household linen rentals
- ✓ Baby bed

### Room details

Floor	Туре	Area	Orientation	Bedding	Facilities	Description
Unknown	Shower room	3 m <sup>2</sup>	North	-	Shower	Salle d'eau avec douche, meuble vasque, machine à laver,
Unknown	Kitchen and living room	18 m <sup>2</sup>	South	-		Séjour coin cuisine bien équipé, canapé, meuble avec télévision et accès direct au jardin clos.
Unknown	Toilet	1 m <sup>2</sup>	-	-		Wc indépendant
1st floor	Bedroom	11 m <sup>2</sup>	South	1 x 140 cm		Chambre parentale avec un lit 140 et 2 placards muraux, 2 chevets.
1st floor	Bedroom	11 m <sup>2</sup>	North	2 x 90 cm		Chambre avec 2 lits 90 , un chevet à chaque lit, un placard mural

### Leisure activities and services



### Getting to the gîte

Aubenas, direction Vallon Pont D'arc. A Balazuc, monter sur environ 2 km. A l'entrée du village et en face du caveau à vin qui est à droite, prendre le chemin à gauche "La croix du bois". Suivre le panneau fléché, c'est une grande maison en hauteur sur votre gauche avec une montée bétonnée et des hortensias.

Explore the surroundings

# **Special interest**

- Air-conditioning
- · cottage fishing
- Less than 2km from place to swim

- Canoe
- · Internet access
- · Rent together gites

### **2018 rates**

	Week	Weekend	Midweek	Night
Minimum	220 €	121 €	165 €	121 €
Maximum	600 €	480 €	510 €	480 €

Stays of 1 to 2 nights: arrive between 6 pm and 7 pm - leave before 12 noon.

Stays of 3 or more nights: arrive between 4 pm and 7 pm- leave before 10 am.

### Extra charges - options

Option household : 50€

• Rental linen 1 person : 10€

Rental linen bed for 2 persons : 10€

Rental linens : 5€

Heating cost not included Tourist tax to be paid to owner

Damage deposit : 230 € (damage deposit cheque payable to owner on arrival)

### **Useful information**

Blankets and/or quilts provided. Kitchenware provided.

### Services charges:

Cost of heating, electricity, firewood is not included in the rent unless this is specifically stated in property details. 8 kWh electricity/day are always included in the rent: cost of consumption over and above this must be paid to owner (meter read on arrival and departure).

#### Pet allowed

Owners allow you to bring your pet with you when you stay in their property; this naturally implies that you respect the rented property and its immediate surroundings.

### **Exceeding capacity of property:**

The capacity of the property must not be exceeded (including children over 2). If their prior agreement has not been secured, owners can refuse additional people; owners may accept them in return for an extra payment.

### Tenant responsible for cleaning:

Cleaning is the tenants' responsibility during and at the end of their stay; the property must be left in a clean and proper condition. If this is not the case a charge may be made for cleaning. Equally, tenants can insist on further cleaning on arrival if they consider that the property is not sufficiently clean.

### Other payment methods accepted:

• Krench Holiday cheques

### Benefits:

On your arrival the owner will give you **the 'Loisirs Plus' keyring or card** offering reduced rates at many venues (over 150), including major tourist attractions. <u>Download list of participating venues and reductions on offer</u>

