




Gîtes de France Ardèche – 4 Cours du Palais – 07000
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Gîte N°	23005	Name of property	La Magnanerie
Classification		Place name	La Croix du Bois
Locality	Balazuc (07120)		

Owner's contact details

Name	ROURESSOL Brigitte		
Téléphones	04 75 37 71 65	Mobile phone no.	06 04 08 52 96
E-mail	brigitte.rouressol@yahoo.fr	Website	http://www.gitesbalazuc.com

Gîte to be reserved directly with owner.

Characteristics

[View the entire gallery](#)



Capacity	4 people	Number of bedrooms	2
Floor area	45 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	Type	Area	Orientation	Bedding	Facilities	Description
Unknown	Shower room	3 m ²	North	-	Shower	Salle d'eau avec douche, meuble vasque, machine à laver,
Unknown	Kitchen and living room	18 m ²	South	-		Séjour coin cuisine bien équipé, canapé, meuble avec télévision et accès direct au jardin clos.
Unknown	Toilet	1 m ²	-	-		Wc indépendant
1st floor	Bedroom	11 m ²	South	1 x 140 cm		Chambre parentale avec un lit 140 et 2 placards muraux, 2 chevets.
1st floor	Bedroom	11 m ²	North	2 x 90 cm		Chambre avec 2 lits 90 , un chevet à chaque lit, un placard mural

Leisure activities and services

 Hiking	On-site	 Climbing	0.5 km
 Bathing	0.5 km	 Fishing	0.5 km
 Canoeing	0.5 km	 Store	1 km
 Doctor	10 km	 Horse riding	10 km
 Swimming-pool	18 km		

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 bed for 2 persons : 10€
- Rental linen 1 person : 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 :

-  French 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. [Download list of participating venues and reductions on offer](#)

