




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

Tél. +33 (0)4 75 64 70 70 – Fax +33 (0)4 75 64 75 40 – contact@gdf07.com www.gites-de-france-ardeche.com

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Gîte N°	145701	Name of property	Le Clos d'André
Classification			
Address	980 chemin des Rieux		
Locality	Lussas (07170)	Place name	-

Owner's contact details

Name	NAEGELEN Josiane		
Téléphones	04 75 94 26 96	Mobile phone no.	06 75 00 29 18
E-mail	leclsd.andre@gmail.com		

On-line reservation or via our central booking service on +33 (0)4 75 64 70 70

Characteristics

[View the entire gallery](#)



Capacity	2 people	Number of bedrooms	1
Floor area	58 m ²	Altitude	265 m
Pet	Not allowed		

Description

Lovely limestone house 5 min. from village of Lussas (well-known documentary film festival in week after August 15th). Peaceful setting halfway between southern Ardèche and the Montagne Ardéchoise. Under 15 min. from river Ardèche - Vogüé beach. Raised ground floor (6 steps up), in part of owner's house, totally separate access/entrance. Living room with lounge area (flat screen TV, Internet connection), fully fitted kitchen area, large master bedroom (queen-size bed, single bed) with access to shower room (large shower, WC, vanity unit), dressing room. Bed & household linen, towels provided. Baby equipment on request. Swimming pool shared with owner (available 10am to 6pm). Plenty of places to eat and things to do within 10km radius. Gîte very well located for exploring the southern Ardèche.










Facilities

- ✓ Washing machine
- ✓ Dish washer
- ✓ TV
- ✓ Microwave
- ✓ Freezer
- ✓ Swimming pool
- ✓ Private ground
- ✓ Carport
- ✓ Garden furniture
- ✓ Terrace
- ✓ Garden
- ✓ Stone House
- ✓ Private park
- ✓ Nearby the owner
- ✓ Barbecue
- ✓ Web connection
- ✓ Bed linen provided
- ✓ Heating included
- ✓ Set house cleaning
- ✓ Baby bed

Room details

Floor	Type	Area	Orientation	Bedding	Facilities	Description
Unknown	Shower room	9 m ²	-	-	Toilets Shower	Très grande douche, plan vasque, sèche-cheveux, WC, linge de toilette fournis mais pas le linge de bain pour la piscine.
Unknown	Bedroom	18 m ²	-	1 x 160 cm 1 x 90 cm		Un lit en 160, un lit en 90, dressing, salle d'eau accessible par la chambre. Équipement bébé à la demande. Draps fournis.
Unknown	Single room with living room and kitchen	24 m ²	-	-		Coin cuisine intégré, lave-vaisselle, plaque vitrocéramique, réfrigérateur avec partie congélateur, hotte aspirante, four encastrée, micro onde, lave-linge commun, table ronde en bois avec chaises. Coin salon : canapé, fauteuil, TV écran plat, table basse, lampe d'ambiance.

Leisure activities and services

 Swimming-pool	On-site	 Hiking	On-site	 Doctor	3 km
 Tennis	3 km	 Store	3 km	 Horse riding	5 km
 Climbing	5 km	 Bathing	10 km	 Fishing	10 km
 Canoeing	15 km	 Gare	38 km	 Skiing	65 km

Getting to the gîte

From Montélimar follow signs for Aubenas then Lavilledieu. At Lavilledieu follow signs for Lussas. In Lussas, turn left towards Aubenas. After about 1km (at garage) turn left. 1.5km further on, before the hamlet of Les Rieux, turn right, then right again. House is just after turning, on the left. From Privas, follow signs for Aubenas via the Col de l'Escrinet. At roundabout in Saint-Privat, turn left towards Lussas (Route de l'Echelette). After hamlet of Eyriac, level with garage, turn right. After about 1.5km, in hamlet turn right, then right again (Chemin des Rieux). House is just after turning, on the left.

Special interest

- Bed linen provided
- Internet access
- Vente Dernière Minute
- Gites en service réservation exclusif et partagé
- Locations salariés et entreprises
- Heating included
- Rented accomodation with swimming-pool

2019 rates

	Week	Weekend	Midweek	Night
Minimum	310 €	171 €	233 €	-
Maximum	530 €	267 €	349 €	-

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 : 40€
- Tarif ménage courts séjours : 20€

Heating cost included

Damage deposit : 300 € (damage deposit cheque payable to owner on arrival)

Useful information

Swimming pool on-site :

(unsupervised swimming). Swimming pool generally open June to September: check with owners for precise times. Swimming pool made available to the number of people specified on rental contract; use of pool by people not staying in the property is not allowed without the owners' prior agreement.

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).


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](#)

