




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

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<b>Gîte N°</b>	178708	<b>Name of property</b>	Les Acacias
<b>Classification</b>			
<b>Locality</b>	Pont-de-Labeaume (07380)	<b>Place name</b>	Le Rouressol

### Owner's contact details

<b>Name</b>	LOMBARD Catherine et Olivier		
<b>Téléphones</b>	04 75 38 00 05 06 95 46 24 44	<b>Mobile phone no.</b>	06 11 95 28 54
<b>E-mail</b>	lombard.olivier3@gmail.com		

*Gîte to be reserved directly with owner.*

### Characteristics

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<b>Capacity</b>	10 people	<b>Number of bedrooms</b>	4
<b>Floor area</b>	180 m <sup>2</sup>	<b>Altitude</b>	450 m
<b>Pet</b>	Allowed at no extra charge , owner requires pet damage deposit : 80€		

### Description

Situé dans un petit hameau très calme, en haut d'une petite colline, maison en pierre indépendante d'une capacité de 10 personnes aménagée sur 3 niveaux et bénéficiant d'une terrasse d'environ 42 m<sup>2</sup> et d'un abri voiture. Superbe vue sur la vallée sans vis à vis. Au rez-de-chaussée : grande pièce à vivre avec coin cuisine intégré et espace repas, coin salon aménagé (canapé d'angle + écran plat suspendu et DVD), WC indépendant. Au niveau inférieur : 2 chambres spacieuses (2 lits en 160 cm X 200 cm dont 1 lit baldaquin), une salle d'eau (douche à l'italienne + WC). Au niveau supérieur : 1 chambre (4 lits 1 personne en 90 cm), 1 chambre (2 lits 90 cm jumelés), salle d'eau et WC. Chauffage électrique. Piscine privée chauffée (8m50 X 3 m70, prof maxi 1 m 40) et petit jacuzzi. Thermes de Neyrac les bains à 10 min (piscine alimentée pour les eaux thermales), Vals les Bains (casino, piscine, cinéma, thermes). Possibilité de ramasser des châtaignes et des champignons (octobre) sur un terrain privé de 30 ha.

## Facilities

- |                   |                         |                      |
|-------------------|-------------------------|----------------------|
| ✓ Washing machine | ✓ Swimming pool         | ✓ Stone House        |
| ✓ Dish washer     | ✓ Heated pool           | ✓ Detached house     |
| ✓ TV              | ✓ Private swimming pool | ✓ Private park       |
| ✓ DVD             | ✓ Private ground        | ✓ Barbecue           |
| ✓ Microwave       | ✓ Carport               | ✓ Heating included   |
| ✓ Freezer         | ✓ Garden furniture      | ✓ Set house cleaning |
| ✓ Jacuzzi         | ✓ Terrace               | ✓ Baby bed           |

## Leisure activities and services

 Swimming-pool	On-site	 Hiking	On-site
 Bathing	2 km	 Fishing	2 km
 Tennis	3 km	 Doctor	6 km
 Store	6 km	 Horse riding	15 km
 Canoeing	20 km	 Skiing	35 km

## Getting to the gîte

At Aubenas follow signs for Le Puy (N102). In Pont-de-Labeaume, turn right by hotel towards Jaujac. After about 1.5km turn left towards Le Rouressol. Last house in the hamlet, on the right. Big stone wall, parking space.

[Explore the surroundings](#)

## Special interest

- Heating included
- Maxi-gites
- Rented accomodation with swimming-pool

## 2019 rates

	Week	Weekend	Midweek	Night
Minimum	800 €	440 €	600 €	-
Maximum	2200 €	975 €	1275 €	-

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 : 60€

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).

### **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.

### **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](#)

