




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

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<b>Gîte N°</b>	183702	<b>Name of property</b>	La Closerie de St Loyr
<b>Classification</b>			
<b>Address</b>	2830 route de Ruoms		
<b>Locality</b>	Pradons (07120)	<b>Place name</b>	-

### Owner's contact details

<b>Name</b>	LOYRION Muriel et Frédéric
<b>Mobile phone no.</b>	06 73 08 10 75
<b>E-mail</b>	murielloyrion@sfr.fr

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

### Characteristics

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<b>Capacity</b>	4 people	<b>Number of bedrooms</b>	2
<b>Floor area</b>	120 m <sup>2</sup>	<b>Altitude</b>	130 m
<b>Pet</b>	Not allowed		

### Description

Situé à la sortie du petit village de Pradons, sur la route de Ruoms et des Gorges de l'Ardèche, gîte en pierre de pays aménagé dans une partie de notre belle maison ardéchoise, accès et entrée indépendante, terrasse côté jardin et près de la piscine privée réservée exclusivement aux locataires. Grand terrain entièrement clos. Belle terrasse avec salon d'extérieur et salon de jardin, plancha, bains de soleil. Au rez-de-chaussée, vous entrez sur le grand salon avec canapé d'angle, TV écran plat et DVD, connexion internet, cuisine entièrement équipée, WC indépendant. A l'étage vous arrivez sur un deuxième espace salon avec canapé convertible et jeux pour les enfants, 1 chambre avec 2 lits 90x200, 1 chambre 1 lit 160x200 et TV écran plat, belle et grande douche italienne avec meuble vasque et WC. Hébergement haut de gamme idéalement situé en basse Ardèche, à proximité de nombreux villages de caractère comme Labeaume, Balazuc, Vogue. Vous aurez accès à tous les commerces, canoë, escalade, canyoning, accrobranche, location de vélo, Grotte Chauvet 2 et de nombreuses grottes. Voie verte avec accès direct à Ruoms située à 300m.

## Facilities

- ✓ Washing machine
- ✓ Dish washer
- ✓ TV
- ✓ DVD
- ✓ Microwave
- ✓ Freezer
- ✓ Swimming pool
- ✓ Private swimming pool
- ✓ Closed ground
- ✓ Private ground
- ✓ Garden furniture
- ✓ Terrace
- ✓ 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	Living room	19 m <sup>2</sup>	-	-		Canapé d'angle, tv écran plat, Dvd, tapis, lampe d'ambiance
Unknown	Kitchen and living room	31 m <sup>2</sup>	-	-		Coin cuisine intégré équipé de four encastré, four micro onde, plaque induction 3 feux hotte aspirante réfrigérateur avec partie congélateur lave vaisselle bouilloire cafetière électrique et nespresso grille pain table ronde + chaises
Unknown	Toilet	-	-	-	Toilets	Wc indépendant
1st floor	Shower room	7 m <sup>2</sup>	-	-	Toilets Shower	Meuble vasque, douche italienne, wc, sèche cheveux.
1st floor	Bedroom	11 m <sup>2</sup>	-	2 x 90 cm		2 lits 90 x 200
1st floor	Bedroom	18 m <sup>2</sup>	-	1 x 160 cm		1 lit 160
1st floor	Living room	12 m <sup>2</sup>	-	-		Canapé, tapis, lampe d'ambiance

## Leisure activities and services

 Swimming-pool	On-site	 Hiking	On-site
 Bathing	0.5 km	 Fishing	0.5 km
 Climbing	1 km	 Tennis	2 km
 Canoeing	2 km	 Doctor	2 km
 Store	2 km	 Horse riding	5 km

## Getting to the gîte

Traverser le village de Pradons en direction de Ruoms et à la sortie du village, maison en pierre sur la droite en contre bas de la route. Petit supermarché situé en face

## Special interest

- Bed linen provided
- Heating included
- New properties
- Canoe
- Internet access
- Rented accomodation with swimming-pool
- Gites en service réservation exclusif et partagé
- Less than 2km from place to swim

## 2019 rates

	Week	Weekend	Midweek	Night
Minimum	600 €	-	480 €	-
Maximum	1700 €	-	595 €	-

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

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- Option household : 80€

Heating cost included

Damage deposit : 700 € (damage deposit cheque payable to owner on arrival)

## Useful information

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### 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.

### 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](#)

