




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

### Owner's contact details

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

*Gîte to be reserved directly with owner.*

### Characteristics

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<b>Capacity</b>	4 people	<b>Number of bedrooms</b>	2
<b>Floor area</b>	45 m <sup>2</sup>	<b>Altitude</b>	180 m
<b>Pet</b>	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.

### 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.

## Facilities

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- |                    |                    |                           |
|--------------------|--------------------|---------------------------|
| ✓ Washing machine  | ✓ Closed ground    | ✓ Private park            |
| ✓ Dish washer      | ✓ Private ground   | ✓ Web connection          |
| ✓ TV               | ✓ Carport          | ✓ Bed linen rentals       |
| ✓ Microwave        | ✓ Garden furniture | ✓ Set house cleaning      |
| ✓ Air conditioning | ✓ Garden           | ✓ Household linen rentals |
| ✓ Sofa bed         | ✓ Stone House      | ✓ Baby bed                |
| ✓ Freezer          |                    |                           |

## Room details

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### WC

wc indépendant

Area: 1 m<sup>2</sup>

### Salle d'eau

salle d'eau avec douche, meuble vasque, machine à laver,

Area: 3 m<sup>2</sup> - Orientation: North

Facilities: Shower

### Chambre - Floor 1

Chambre parentale avec un lit 140 et 2 placards muraux, 2 chevets.

Area: 11 m<sup>2</sup> - Orientation: South

Bed(s): 140 cm

### Chambre - Floor 1

Chambre avec 2 lits 90 , un chevet à chaque lit, un placard mural

Area: 11 m<sup>2</sup> - Orientation: North

Bed(s): 90 cm, 90 cm




### séjour cuisine

Séjour coin cuisine bien équipé, canapé, meuble avec télévision et accès direct au jardin clos.

Area: 18 m<sup>2</sup> - Orientation: South

## Leisure activities and services

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

[Explore the surroundings](#)

## Special interest

- Air-conditioning
- cottage fishing
- Less than 2km from place to swim
- Canoe
- Internet access
- Rent together gites

## 2017 rates

	Week	Weekend	Midweek	Night
Minimum	220 €	121 €	165 €	-
Maximum	600 €	182 €	238 €	-

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

- Rental linen bed for 2 persons : 10€
- Option household : 50€
- Rental linens : 5€
- Rental linen 1 person : 10€

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](#)

