




Gîtes de France Ardèche – 4 Cours du Palais – 07000
PRIVAS
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Version:  [Français](#)  [Deutsch](#)  [Nederlands](#)

| | | | |
|----------------|---|------------------|------------------|
| Gîte N° | 23005 | Name of property | La Magnanerie |
| Classification |  | | |
| Locality | Balazuc (07120) | Place name | La Croix du Bois |

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](#)

