

# Tranquility Cottage

## Les bons plans du propriétaire

An adult only property with private heated pool in a great location with countryside views yet within walking distance of shops, bar etc.

Everything you will need for a stress free holiday!



## Description du bien

Our lovely detached gite has been recently redecorated. It has an inground, heated, salt water pool with large terrace, fabulous views and all amenities nearby.

Tranquility Cottage as its name suggests, is set in peaceful surroundings where you can totally relax and unwind. There are some lovely walks and cycle rides to be had around the country lanes yet our local village with all amenities is less than a 10 minute walk away. Alternatively, you can lie on a sunbed by the heated pool (which measures 10m x 5m) then dive in to cool off, swim or just float around on the lilo in the sunshine! The pool is heated from mid May until the end of September.

We are approximately 6 hours drive from Calais not including coffee breaks! We are also only 30 minutes from Poitiers airport and 1 hour 15 minutes from La Rochelle airport. Ryanair/Easyjet fly all year round. The house is ideal for a summer holiday, a short break or a base to stay if you are house hunting. Minimum stay is 4 nights.

Access is via your own gated entrance and the property is all on one level.

There is a private shady garden behind the gite and a sunny terrace area in front with bbq, sunbeds, patio table and chairs overlooking the swimming pool and the countryside beyond. The front garden is south facing so the pool is in the sunshine for most of the day but there are parasols for shade when needed.

The pool is shared only with the owners who occasionally have a swim after work/golf!

Outside dining is normal during the summer months as the mild climate allows for breakfast, lunch and evening meal al fresco.

Inside the gite is comfortable, airy and light with 1 bedroom, kitchen, lounge/dining room and bathroom. Wi-fi is included.

All bedlinen, towels (not pool towels) and tea towels are provided.

One of the simple pleasures of staying here is the cycle ride/ walk to collect your croissants/ bread from the boulangerie which only takes a few minutes. In the village you will find all the usual amenities including a supermarket, lively local bar, chemist, bank etc.

This is a real escape from it all holiday but within easy reach of many beautiful historic towns, lakes with swimming and beaches, coastal towns/ beaches, the bustling port of La Rochelle, Poitiers and Futuroscope, Chateaux of the Loire, Venise Verte and the Charente river.

We know you will have a great holiday!

#### Kitchen and dining

The kitchen is small but well equipped with an oven, 2 electric hobs, fridge, toaster, cafetiere and plenty of crockery, glasses and cooking utensils. There is a cool bag for picnics and a small freezer in the garage next door to the gite.

Although there is no washing machine in the gite there are 2 machines and a dryer in the village by the supermarket. The cost of a big load is 9 euros and a small load 5 euros.

#### Living room

The spacious lounge area has a flat screen TV with UK Freeview channels, CD player, CD's plenty of books, puzzles and games as well as a large sofa/sofabed, dining table and chairs.

#### Bedroom

The twinbedded room has comfortable beds, 2 bedside tables, full length mirror and large wardrobe. There is also a hairdryer and UK plug adaptors in case you forget them! The room can be set up as a double or a twin bedded room.

#### Bathroom

The bathroom has a toilet, sink, mirror and large shower unit but no bath. There is a large vanity unit to keep all your toiletries.

#### Heating

The gite has electric radiators in each room.

#### Entertainment

Bicycles are available for you to use, suitable for short distances. There are also some outdoor games including table tennis, boules and molky.

This is an adult only property. It may be suitable for people with reduced mobility as it is all on one level. Please contact us for further information.

#### Places to visit

#### Le Marais Poitevin

Take a picnic to this lovely area full of canals and waterways where you can hire a boat and punt along the canals

or cycle along the cycle paths visiting the nearby villages.

#### Poitiers and Futuroscope

Visit the historic city of Poitiers for some sightseeing, shopping and maybe a spot of lunch. If you fancy something more exciting try Futuroscope - the Cinematography theme park with 3D or simulator experiences to enjoy. The second most visited tourist attraction in France.

#### La Rochelle and nearby beaches

A delightful old port with plenty to see and do including a daily market, aquarium, historic monuments and more. The beach of Chatelaillon Plage is a short drive away from La Rochelle and has sandy beaches and many restaurants to choose from.

## Localisation géographique

**Adresse:** Menigoute

**Code postal:** 79340

**Latitude / Longitude:** 46.49293426759679 / -0.05245574768065531



<b>Nearest airport</b>	Poitiers	35 km
<b>Nearest bar / pub</b>	Le Petit Boucard	1 km
<b>Nearest beach</b>	La Rochelle	120 km
<b>Nearest boulangerie</b>	Le Menipain	1 km
<b>Nearest canal</b>	La Venise Verte	50 km
<b>Nearest doctor</b>	Vasles surgery	8 km
<b>Nearest ferry port</b>	Saint Malo	330 km
<b>Nearest market</b>	Vasles	8 km
<b>Nearest restaurant</b>	Fomperron	5 km
<b>Nearest river</b>	Menigoute	1 km
<b>Nearest supermarket</b>	Menigoute	1 km
<b>Nearest train station</b>	St Maixent L'ecole	17 km

Hébergement, installations et services

Gîte

Type de pension:

- Self catering

**Chambre(s) à coucher :** 1 ( 3 Capacité d'accueil )

Double bedrooms: 1, Sofa beds: 1

**Salle(s) de bain:** 1

Showers: 1, Toilets: 1, Wash basins: 1

### Spécificités

- **Location sur une longue durée:** Non
- **Animaux de compagnie:** Non
- **Fumeurs:** Non
- **Enfants:** Ne convient pas
- **Chaise roulante:** Non
- **Personnes âgées ou handicapés:** Oui

### Situation de la location

Golf holidays, Romantic holidays, Rural holidays, Rustic holidays

### Vue

Countryside views

### Installations générales

Garden, Garden furniture, Parking, WiFi

### Installations intérieures

CD Player, Central heating, Coffee Maker, Freezer, Fridge, Iron and Board, Satellite TV, Sky TV, TV

### Installations extérieures

BBQ, Heated pool (private), Swimming pool (private), Terrace

### Services

Cleaning inclusive, Linen inclusive, Towels inclusive

### Accès

Off-road parking

### Activités

#### Activités locales:

Boule, Cycling, Golf, Horse riding, Swimming, Tennis, Walking

### Tarifs

	Prix par nuit		Prix semaine	Prix mois	Durée minimum séjour	Jour arrivée
	semaine	Prix week end				
-						
<b>Période</b>	£55 - £90		£385 - £650	-	4 Nuits	-

-	Prix par nuit		Prix semaine	Prix mois	Durée minimum séjour	Jour arrivée
	semaine	Prix week end				
13-Avr-2024 - 26-Avr-2024	£55	-	£385	-	4 Nuits	-
27-Avr-2024 - 31-Mai-2024	£75	-	£525	-	4 Nuits	-
01-Juin-2024 - 28-Juin-2024	£82	-	£575	-	7 Nuits	-
29-Juin-2024 - 30-Aout-2024	£90	-	£650	-	7 Nuits	-
31-Aout-2024 - 27-Sept-2024	£82	-	£575	-	7 Nuits	-
28-Sept-2024 - 11-Oct-2024	£72	-	£495	-	4 Nuits	-

## Conditions et réservation

**Heure d'arrivée:** 15:00, **Heure de départ:** 10:00

Adult only. No children. No pets. No smoking. No loud music. Please leave the gite clean and tidy as you found it.

## Conditions et réservation

We accept no responsibility for any injury or accident which occurs whilst using the gite, pool and garden facilities.

