

# Aubeterre sur Dronne - Chez Brun - 8 bedroom, 9 bathroom Manor House

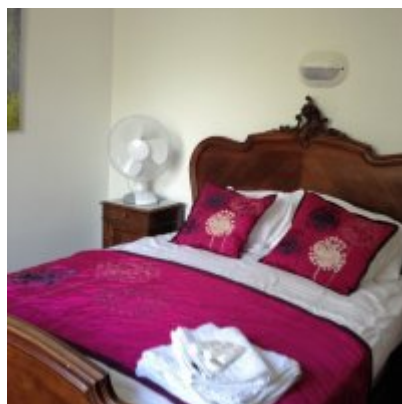
## Summary

Riverside Manor House - Sleeps 16 - Aubeterre-sur-Dronne

Lovely 150 year old manor house

8 en-suite bedrooms - wifi, large garden, Canoes;Bikes, 5.5m pool, trampoline

On the Charente Dordogne border.



## Description

The House

Sleeps 16 comfortably with 8 en-suite bedrooms; [5 double bedrooms, 1 twin bedroom, 1 with 3 beds, (including a bunk bed), and 1 single bedroom]. All the bedrooms have window screens, a fan and a UK style socket as well as traditional French sockets.

Ground floor bathroom with bath, ideal for young children

Large lounge with 3 sofa's, Satellite TV, DVD player with a selection of DVD's, Sonos music system

Wifi throughout the house

Large fully equipped kitchen, including

American style fridge/freezer with ice making and chilled water dispenser

Range cooker

Microwave

Dishwasher

Toaster, etc

All bed linen, bathroom towels, pool/beach towels provided

Outside

Facilities include:

6 canoes/kayaks + life jackets

Several bicycles, various sizes

Large trampoline with safety net

Table tennis, small snooker table, plus boules etc etc.

5.5 metre pool with decking surround

Fishing from the garden, (local permit required)

Various gym equipment

Sun loungers

BBQ

Outside tables and seating

Local

Aubeterre sur Dronne is less than a mile away, easy to walk or cycle, you can even canoe down to the river beach where there is a bar and snackbar. Aubeterre has several restaurants and bars providing a variety of food. The village itself boasts a famous subterranean church dating back to the 7th century.

In the other direction approximately half a mile is the small hamlet of St Antoine Cummond which has one very French restaurant/bar, this has excellent food and true French atmosphere.

Aubeterre has a 9 hole golf course, a selection of clubs are in the barns for your convenience.

Within 20 minutes is the freshwater lake Jemaye with beach, swimming, bike and walking trails, restaurants etc. 10 minutes away is St Aulaye which also has a river beach, water park and go-a-pe type entertainment. A little further afield although within an hours drive are St Emilion, Bergerac, Cognac and Brantome, Bordeaux is 1.5 hours drive. 2019 is the first year we have used Gites.co.uk and therefore no reviews on this site however if you would like to see reviews please look at sleeps16.com.

## Map

**Address:** Chez Brun Laprade

**Zip/Postal Code:** 16390

**Latitude / Longitude:** 45 / 0



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<b>Nearest airport</b>	Bergerac	45 minutes
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<b>Nearest bar / pub</b>	RELAIS 24 - St Antoine Cummond	0.5 miles
<b>Nearest beach</b>	Aubeterre river beach	0.6 miles
<b>Nearest boulangerie</b>	St Antoine Cummond	0.5 miles
<b>Nearest doctor</b>	Aubeterre Sur Dronne - +33 545 985018	0.75 miles
<b>Nearest ferry port</b>	St Malo	330 minutes
<b>Nearest market</b>	Riberac	20 minutes
<b>Nearest restaurant</b>	Aubeterre	0.75 miles
<b>Nearest supermarket</b>	Chalais	15 minutes
<b>Nearest train station</b>	Chalais	15 minutes

## Directions

### DIRECTIONS TO CHEZ BRUN

Directions will be provided with further information prior to your holiday

Accommodation, facilities, utilities

House

Board:

- Self catering

**Bedroom(s):** 8 ( 16 Sleeps )

Cots: 2, Double bedrooms en-suite: 5, Single bedrooms ensuite: 1, Twin bedrooms en-suite: 2

**Bathroom(s):** 9

Baths: 1, Showers: 8, Toilets: 9, Wash basins: 9

## Suitability

- **Long term rentals:** No
- **Pets:** Some pets, please enquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Not suitable

## Holiday type

Activity holidays, Family holidays, Rural holidays

## View

Countryside views, River views

## General facilities

Garden, Garden furniture, Parking, WiFi

## Indoor facilities

CD Player, Central heating, Dishwasher, DVD Player, Freezer, Fridge, Fridge freezer, iPod dock, Iron and Board, Microwave, Satellite TV, TV, Washing machine, Wood burner

## Outdoor facilities

Gas BBQ, Patio, Swimming pool (private), Terrace

## Services

Beach towels provided, Cleaning inclusive, Laundry inclusive, Linen inclusive, Towels inclusive

## Access

Off-road parking

## Activities

### Local activities:

Boule, Canoeing, Cycling, Fishing, Golf, Swimming, Tennis, Walking, Watersports

## Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£360 - £465		-	-	5 Nights	-
No rates available						

## Policies

**Check in:** 16:00, **Check out:** 10:00

Chez Brun

Holiday rental agreement

Property:

Chez Brun

16390

Aubeterre-Sur-Dronne

France

Thank you for choosing our home for your holiday. We hope that you will have wonderful time.

Check in after 4pm local French time.

Check out by 10am local French time.

Maximum number of guests 16, although for children under 2 years sharing with parents this could be increased.

Dogs are allowed with prior agreement

A security deposit, (additional to the rental fee) of £500 to be paid to confirm booking.

Deposit will be returned to you within 7 days of the completion of your holiday assuming there is no damage to the

property/facilities as detailed in the terms and conditions attached.

The payment schedule is as follows:

50% of the rental fee 90 days prior to arrival

50%, (final payment), 30 days prior to the commencement of your holiday

The cancellation policy is detailed in the attached terms and conditions.

A signed copy of the rental policy must be returned to confirm booking. As soon as we receive your final payment we will advise you of the key details.

Moir, Ian & Isi

Email: [ian.kitchin@ntlworld.com](mailto:ian.kitchin@ntlworld.com)

Mobile: +44 (0)7899 812996

## **Terms and conditions**

### **Terms & Conditions**

1. Check in time is after 4pm local French time and check out time is prior to 10am local French time. No early check in or late check out unless prior agreement in writing from the owner.
2. This is a non-smoking property. No smoking allowed in any sections of the house although smoking outside is acceptable, however, please ensure that cigarette butts are disposed of in an appropriate waste bin.
3. Pets are permitted with prior written approval by the owner. Clients are fully responsible for the cleaning up of any pet refuse. Pets are not allowed on any furniture during their stay. Pets should be monitored at all times both within the house and gardens.
4. Security/Reservation deposit
  - a. A security deposit of £500 is required The deposit will automatically convert to a security/damage deposit on arrival at the property. The deposit is not considered as an element of the rental fee and will be refundable within 14 days of departure, provided the following provisions are met:
    - i. No damage to the property or its contents, beyond normal wear and tear.
    - ii. No charges are incurred due to illegal activities or collection of rents or services rendered by you during your stay.
    - iii. All debris and rubbish are placed in the correct rubbish bins and removed to the local rubbish collection points. (250 metres away).
    - iv. All keys, with the exception of the outside door to be left in the key store. (Details are provided in the house).
5. Inclusive Fees
  - a. Rental fee includes a onetime linen and towel setup.
  - b. Facilities fees are included in the rental fee.
  - c. 2 travel cots and high chairs are available in the house.
6. No Daily Housekeeping Service
  - a. Whilst linen and towels are included in the rental fee, daily maid service is not available. However, should you require replacement linen/towels by maid service on a weekly basis this can be arranged at extra cost.
  - b. Pool towels are provided and therefore please do not take bath towels out of the property.
7. Parking
  - a. There is ample parking for numerous vehicles at the property although there are no garage facilities.
8. Pool Maintenance
  - a. We will arrange for the pool to be cleaned on a regular basis, however there are also implements available to clean the pool should something unforeseen happen. Should there be reason why the pool is unusable for any reason please contact us and we will arrange it to be rectified.
9. Fireplaces
  - a. Both the kitchen and the lounge have fully functional log burners and whilst we hope that you will not need to use these facilities during the summer months should you need to there is ample wood in the barn.

#### 10. Central Heating

a. Should you have need to use the central heating, hopefully only during the Christmas period or non-summer months the instructions are in the house and the cost is included in the rental fee.

#### 11. Toilets/Waste Water

a. The house is not connected to mains sewage and therefore has septic tanks. This system is normal in many parts of France and is very effective, however it will malfunction if any improper material is flushed. PLEASE DO NOT FLUSH anything other than human waste and toilet paper. No feminine, baby products, wet wipes should be flushed at any time and should be disposed of in the standard waste bins. If it is found that the system is blocked as a result of improper materials being flushed the security/damage deposit will be forfeited.

#### 12. Noise

a. Although the house is well detached, we do have one neighbour and therefore please be aware of undue noise disruption during the late evening.

#### 13. Facilities

a. There are numerous facilities for use by you in the property including:

i. Canoes

ii. Bicycles

iii. Table tennis

iv. Trampoline

v. Darts

vi. Badminton

vii. etc

b. The owners cannot take any responsibility for damage or injury to clients or pets whilst using these facilities. Clients must be responsible the safe use of any such facilities provided and use by children in their group.

#### 14. Exceptions

a. Any exceptions to the above terms and conditions must be confirmed in writing by the owner. Email exchange is considered an acceptable method of confirmation.

15. We recommend that you have adequate travel insurance for your trip.

