

# Two bed rural gite cosy and full of character with stunning views

## Summary

La Petite Chouette is a two bedroomed, one bathroomed house perched on a hill with lovely views overlooking the Manche countryside and the town of Sourdeval, three kilometres away.



## Description

Spacious, cosy and relaxing, La Petite Chouette is the perfect place to unwind as well as make the most of the local area and amenities. Situated on the side of a hill, this traditional French farm house proudly overlooks the Valley de La See and the nearby market town of Sourdeval. With only one other house within half a mile and accessed down a lane that has a dead end, any concerns about traffic and engine noise will be forgotten. With two double bedrooms upstairs, including a superking in the master, and a new power shower in the spacious bathroom, you will have all the ingredients necessary to really recharge the batteries. Being nearly three hundred years old, La Petite Chouette has a charm and history that gives visitors an opportunity to sample true peace and quiet in comfort. With a new log burner, during the cooler months, you will be able to create a cosy and warm atmosphere. Outside, with two patioed areas with tables and chairs, including a barbeque, you will be able to make the most of fine weather not to mention the stunning views and tranquility. The highest point in Manche is a short walk away in the hamlet of Chaulieu and you can take it all in by accessing the Panoramique platform there.

## Map

**Address:**

La Butte Legeard

**Zip/Postal Code:** 50150

**Latitude / Longitude:** 48.7346656888898 / -0.8667907714843714



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[http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4\\_NoKZs2jqWNivlYesHGr12nVUp9KCK&center=48.7346656888898,-0.8667907714843714](http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivlYesHGr12nVUp9KCK&center=48.7346656888898,-0.8667907714843714)

<b>Nearest airport</b>	Carpiquet, Caen	75 km
<b>Nearest bar / pub</b>	Le St Lys	3 km
<b>Nearest beach</b>	Granville	51 km
<b>Nearest boulangerie</b>		3 km
<b>Nearest doctor</b>	Dr Laurence Larigauderie	3 km
<b>Nearest ferry port</b>	Caen	75 km
<b>Nearest market</b>	Sourdeval	3 km
<b>Nearest restaurant</b>	Le St Lys	3 km
<b>Nearest river</b>	La See	3 km
<b>Nearest supermarket</b>	Super U	3 km
<b>Nearest train station</b>	Vire	14 km

## Directions

From the town of Sourdeval, take the D283 towards La Frene Poret. After roughly three kilometres, turn left at the sign for La Basse Boucherie and La Butte Legeard. Drive up the hill and on your right, you will see a sign for La Butte Legeard. La Petite Chouette is about two hundred yards down the lane on the left with the green post box and red shutter.

Accommodation, facilities, utilities

Gite

Board:

- Self catering

**Bedroom(s):** 2 ( 5 Sleeps )

Double bedrooms: 2, Sofa beds: 1

**Bathroom(s):** 1

Baths: 1, Showers: 1, Toilets: 2, Wash basins: 2

## Suitability

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

### Holiday type

Family holidays, Golf holidays, Romantic holidays, Rural holidays, Rustic holidays

### View

Countryside views, Town views, Village views

### General facilities

Garden, Garden furniture, Parking, WiFi

### Indoor facilities

CD Player, Coffee Maker, DVD Player, Fireplace, Freezer, Fridge, Fridge freezer, Iron and Board, Microwave, Satellite TV, TV, Washing machine, Wood burner

### Outdoor facilities

BBQ, Patio, Terrace

### Services

Linen inclusive, Towels inclusive

### Access

Off-road parking, Private car park, Stairs

### Activities

#### Local activities:

Boating, Boule, Canoeing, Cycling, Fishing, Golf, Horse riding, Swimming, Tennis, Walking, Watersports

### Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£50 - £60		£350	-	1 Nights	-
No rates available						

### Policies

**Check in:** 14:00, **Check out:** 11:00

The property will be clean and tidy on your arrival-please leave the property clean and tidy on departure. Cleaning

products are available on site for use.

A deposit of 25% is required to secure a booking. The final payment is due within 6 weeks of the rental starting. Bookings made within the 6 week period must be paid in full.

Cancellations must be made in writing. If the contract is made by the tenant, the following cancellation fees are due:

a/ Up to the 90th day before arrival, 30% of total

b/ From the 90th to the 28th day, 60%

c/From the 28th to 7th day, 90%

d/from the 7th day or later, 100%.

