

Rural farmhouse - Les Coquelicots

Summary

3 bedroom renovated farmhouse set in four acres with pool. Fully equipped for you holiday



Description

Located in a small lane this farmhouse home was built around 1750 and has been completely refurbished to a very high standard. Les Coquelicots is ideal for a relaxing holiday, enjoying the surrounding countryside either by driving, cycling or walking.

We moved to France in 2012 having taken early retirement from our busy life in the UK and now enjoy the peace and quiet the area provides.

Our guests love the property along with its pool, outside space and garden games we provide. You will find a large BBQ, decked area around the pool, large terrace for al-fresco dining or relaxing with your favourite tippie. Evenings bring you wonderful star gazing opportunities due to the lack of light pollution, or just enjoy the fading sun from the massive balcony.

Inside you will find a fully equipped lounge and Kitchen, upstairs off the open landing with its library and boardgames there are three bedrooms, two doubles which have direct access to the balcony and one twin. You will also find a fully equipped shower room and an extra separate toilet along with a small utility room.

There are no extras, you have everything you need for a wonderful holiday.

We are 20 minutes from Limoges Airport, about 5 minutes from St Junien with its large hyper-markets, artisan shops, restaurants and cinema.

Map



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http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivIYesHGr12nVUp9KCK¢er=2,2&zoom=18&markers=2,2&size

Nearest airport	Limoges	30 km
Nearest bar / pub	Pizza restaurant	5 minutes
Nearest boulangerie	st junien	5 km
Nearest doctor	st junien	5 km
Nearest ferry port	Caen	470 km
Nearest market	St Junien	5 km
Nearest restaurant	pizza restaurant	5 minutes
Nearest river	Le Glane	3 km
Nearest supermarket	st junien	5 km
Nearest train station	St Junien	5 km

Directions

Full directions provided with confirmed reservation

Accommodation, facilities, utilities

Farmhouse

Board:

- Self catering

Bedroom(s): 3 (6 Sleeps)

Cots: 1, Double bedrooms: 2, Twin bedrooms: 1

Bathroom(s): 1

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

Suitability

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

Holiday type

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

View

Countryside views

General facilities

Balcony, Garden, Garden furniture, High speed internet, Parking, WiFi

Indoor facilities

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

Outdoor facilities

BBQ, Patio, Swimming pool (private), Terrace

Services

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

Access

Off-road parking, Stairs

Activities

Local activities:

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

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£64 - £104		£450 - £720	-	5 Nights	-
No rates available						

Policies

Check in: 16:00, **Check out:** 11:00

Flexibility with both arrival and departure times can be given dependant on other reservations

Terms and conditions

Booking conditions,

We hate them but we all need them, fortunately they are few in number and simple in words.

We allow a maximum of six guests. Babies in arms who sleep in a cot (provided + high chair) are not included in the total number.

We are happy for you to arrive and leave on any day, arrival after four Pm and departure by eleven am, We don't ask for a damage deposit. We believe our guests will look after our property just like they would their own, if you break something just tell us and it can be dealt with.

We ask {or 25% of total amount as a non refundable deposit at time of booking. Full payment is required for any bookings made less than eight weeks before arrival date, we ask for the balance to be paid eight weeks before your arrival date, a reminder email will be sent to jog your memory.

Cancellations.

After booking and prior to 8 weeks of your arrival date - Deposit.

After

after this date will not be refunded unless we are able to resell your holiday period, any refund may be less than you paid due to late booking discounts offered to prospective clients taking your cancelled period.

Please note we do not have facilities for guests to charge electric vehicles, there are any number of charging points in st junien.

That's it. The only other rule is, enjoy your holiday.

