

Le Tilleul, 2 Child Friendly rural gites, large private pool & garden

Summary

Le Tilleul offers quality accommodation in two separate and independent gites with enough space to unwind, away from the hustle and bustle of everyday life! Large (6m x 13m) heated pool.



Description

For extended families or 2 families who want to holiday together but retain their independence, this property is ideal! The 2 independent gites in either end of a converted barn, have been sympathetically renovated to a high standard. Large, heated (End of May to Sept) private pool, WiFi, Gym, Sauna and enclosed Kiddies Play Park on site. Golf, Fishing & Lakes nearby.

Set in 5 acres of beautiful Charente countryside, Le Tilleul offers quality accommodation and enough space to unwind, away from the hustle and bustle of everyday life! The two separate & independent gites share a LARGE (13m x 6m) heated swimming pool, which is overlooked by the spacious Summer Terrace, equipped with sofa, dining table and chairs, fridge with ice-maker, i-pod docking station, Table Football and dart board.

Next to the Summer Terrace is the gym, the 4 person sauna and the dedicated Table Tennis area. The grounds are mostly laid to grass with football mini-goals, volleyball/badminton net and 14ft trampoline with safety net all available for those with energy to burn! There is also a 12 m x 4 m 'Terrain de Patanque' (Boules Court) and a Croquet Lawn - ideal places for a sociable family game of boules, croquet or Molky as the sun goes down!

Gites at Le Tilleul, a delightfully converted haybarn, consists of two separate, independent self-catering gites

alongside each other - Le Pommier and Le Cerisier, offering quality accommodation for up to 10 people plus 2 babies across the 2 gites. Large garden with plenty of room for children to play, large heated pool to relax by in the summer months, gym and sauna or just a perfect place to explore local attractions and activities, including water sports and beach at the nearby lake.

The space

Sympathetically renovated, The Gites at Le Tilleul offers quality accommodation in two independent gites (Le Pommier and Le Cerisier) whilst retaining its natural French rustic charm. Across the two gites are two King-size, one double and two twin bedrooms sleeping 10 people comfortably between them, and all bedrooms have exposed beams and partially exposed stone walls.

In Le Pommier the Master bedroom has an en suite shower room, featuring a large walk in shower. From the ground floor entrance hall there are solid wood doors leading to all three bedrooms. All bedrooms are situated on the north side ground floor, thereby providing cooler sleeping conditions during warm summer nights. Also situated on the ground floor is the family bathroom offering a full size bath, w.c. and shower.

Rising from the entrance hall are the stairs which lead up to the light and airy open plan hay loft which retains many interesting features including the galleried stairs and the fully exposed roof structure. At the east end of the living area is the spacious lounge space with sofas, the wood burning stove, wide-screen TV with HD Satellite reception of UK FreeSat channels, Chromecast, DVD, Samsung Quality Bluetooth Speaker and i-pod docking station.

At the west end, the open plan kitchen is fully equipped with modern appliances including a double built in oven, large fridge/freezer, washing machine, microwave, dish washer and coffee machine. The dining area features a large farmhouse table which seats 6 and from both kitchen and lounge, French doors provide access to the very large (5m x 3m) south facing wooden balcony/first floor terrace. This is the perfect place to enjoy a relaxing morning coffee or watch the sun go down with a glass of the local red! It is also totally secure so the ideal indoor/outdoor, safe place for toddlers and young children to play outdoors whilst being supervised from the living area.

In Le Cerisier gite, on the ground floor, both the lounge and kitchen/dining room have ceramic tiled floors, ideal for those hot summer days. Both rooms have external doors which lead out on to the south facing patio, which is equipped with patio table and chairs and electrically operated parasol. The double aspect living room benefits from UK satellite TV, Chromecast, DVD player and i-pod docking station.

The kitchen has been designed around the original bread oven which remains a feature at the rear, whilst the original thresher gearing is a feature on the dining area wall. It has been refurbished to a very high standard with all major kitchen appliances (Washing Machine/Dishwasher/Fridge Freezer/ Oven/Hob) being Bosch and also provided is a Krups individual 'pod' coffee machine which is capable of producing Espresso, Caffè Lungo, Cappuccino, Cortado and Mocha - so no need to miss out on your usual morning 'real coffee' fix, just because you're on holiday!.

Stairs rising from the dining area lead to the first floor landing, which has a small feature window and storage cupboard. The stairwell and landing have exposed oak beams and solid oak features.

To the right, the main bedroom has an oak bed and a generously proportioned en-suite shower room with large shower and twin wash hand basins. The shower room's white on grey colour scheme showcases the quality of the fittings and accentuates the overall sense of luxurious quality.

On the left of the stairs is the twin bedroom which also has it's own en-suite facilities - this time a modern bath with shower. Two full size twin beds ensure comfort and there is ample storage in the wardrobe, chest of drawers and bedside tables. (Note - it is possible to add a infant/child bed if required).

Both bedrooms have spectacular southerly views over the garden and the rolling countryside beyond and both have full length windows with are fitted with attractive wrought iron safety rails.

All rooms have exposed oak beams and at least one exposed stone wall (with the exception of the master en-suite shower room, which has no exposed stone) and this, combined with the modern refurbishment which the property has undergone, provides a sympathetic combination of period character and modern convenience, ideal for a comfortable and relaxing holiday.

Map

Address: Le Tilleul, 16310 Le Lindois, France

Zip/Postal Code: 16310

Latitude / Longitude: 45.746421354409456 / 0.5723916644287783



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Nearest airport	Limoges	50 minutes
Nearest bar / pub	La Rochefoucauld	15 minutes
Nearest beach	Bay of Biscay	120 minutes
Nearest boulangerie	Montemboeuf	5 minutes
Nearest doctor	Montbron	12 minutes
Nearest ferry port	St Malo;Le Havre/Caen	500 km
Nearest market	Montbron	12 minutes
Nearest restaurant	Brise Bois	8 minutes
Nearest river	La Tardoire	12 minutes
Nearest supermarket	La Rochefoucauld	15 minutes
Nearest train station	La Rochefoucauld	15 minutes

Directions

Directions available on request

Accommodation, facilities, utilities

Gite

Board:

- Self catering

Bedroom(s): 5 (11 Sleeps)

Cots: 3, Double bedrooms: 1, Double bedrooms en-suite: 2, Twin bedrooms: 1, Twin bedrooms en-suite: 1

Bathroom(s): 4

Baths: 2, Showers: 4, Toilets: 4, Wash basins: 5

Suitability

- **Long term rentals:** Yes
- **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, Parking, Sauna, WiFi

Indoor facilities

Coffee Maker, Dishwasher, DVD Player, Fridge freezer, iPod dock, Iron and Board, Microwave, Satellite TV, TV, Washing machine, Wood burner

Outdoor facilities

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

Services

Babysitting, Beach towels provided, Cleaning extra, Linen inclusive, Towels inclusive

Access

Private car park, 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	£175.69 - £471.37		£1,109.86 - £3,119.60	-	3 Nights	-

-	Nightly rate		Weekly	Monthly	Min. Stay	Change- over
	Week	Weekend				
25-May-2024 - 28-Jun-2024 Early Summer 2024	£321.39	-	£2,219.72	-	4 Nights	-
29-Jun-2024 - 19-Jul-2024 Summer 2024	£366.68	-	£2,566.81	-	7 Nights	Sat - Sat
20-Jul-2024 - 30-Aug-2024 High Summer 2024	£471.37	-	£3,119.60	-	7 Nights	Sat - Sat

Policies

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

No Smoking
No Pets

Terms and conditions

Available on request

