

Gîte - Self Catering Saint-Nexans "Coeur de Vignoble"



Gîte - Self Catering - Charming Cottage, detached, single storey, separate entrance, in a(an) Charming Property

Setting : grape region, suitable for a relaxing break

Capacity : from 2 to 4 person(s)

Bedroom(s) : 1

Room(s) : 3

Saint-Nexans - Dordogne (24) - Aquitaine

France

Reservation : +33 (0) 553237854 (France)

Advert No. 35857

www.ihacom.co.uk



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Gîte - Self Catering



Gîte - Self Catering - Charming Cottage, detached, single storey, separate entrance, in a(an) Charming Property

• **Ideal for all age groups, retired people**

• **View :** panoramic, unobscured, not overlooked, country side, Vineyards, fantastic sunset

• **Setting :** grape region, suitable for a relaxing break

• **Exposure :** South-east

Assets

• **Parking :**

Parking uncovered : off road.

• **baby equipment :**

Baby chair, baby potty, playpen, pushchair



View from the property

Surroundings & location



Countryside



Golf



Horse riding



Fishing



Culture

Leisure

• **Leisure activities less than 20 km / 12 miles :**

Bathing, canoeing, golf, tennis, riding school, flying (club), boat trips, go-karting, ten-pin bowling, fishing, angling

• **Supervised :**

Sailing school, tennis school, riding school

• **Attractions and relaxation :**

Bar/pub, discotheque, restaurant, cinema, park and garden, leisure park, zoo/animal park, sea world, nature reserve, art gallery, historical site, museum, theatre, festivals, antiques & bric-a-brac, local craftshop, cellar and wine tasting, beauticians, fitness centre

Surroundings

• **Locality :**

Public swimming pool 4.5mi.

Public tennis court 3mi.

9 hole golf course 9mi.

Flying clubs 1.85mi.

Watersports centre 6mi.

River 2.5mi.

Lake 4.5mi.

• **Amenities :**

Village centre 1.25mi.

Town centre 6mi.

Bus stop / bus station 6mi.

Car rental 2.5mi.

Breadshop 6mi.

Local shops 6mi.

Supermarket 4.5mi.

High class retailers 4.5mi.

Hairdressing salon 4.5mi.

Internet cafe 4.5mi.

Post office 4.5mi.

Bank 4.5mi.

Cash point 1.85mi.

Chemist 6mi.

Doctor 4.5mi.

Hospital 4.5mi.

Dispensing clinic 4.5mi.



View from the property



View from the property



the property

Exterior

- **Ground surface :**
7.5 acres
- **Outside accommodation :**
Terrace 270 Sq.ft., covered terrace 100 Sq.ft.
- **Outside setting :**
Lawn 7,500 Sq.ft.
- **Outside amenities :**
Summer living area, gas BBQ, garden table (s), 4 garden seat(s), 4 sun recliner(s), sun lounge, child's swing



the property

Interior

- **Receive up to :**
from 2 to 4 person(s) (4 adults)
- **Liveable floor area :**
530 Sq.ft.
- **Interior layout :**
3 Room(s), 1 bedroom(s), sleeping area, 1 shower room, 1 WC, living room 380 Sq.ft., Kitchen Area, dining area
- **Sleeps - bed(s) :**
1 double bed(s), 1 sofa bed(s) 2 pers, 1 baby cot(s)
- **Guest facilities :**
T.V., DVD player, film collection, wifi, wardrobe, cupboard, Hanging wardrobe, hair dryer, mobile cool air fan, electric heating, Double glazed
- **Appliances :**
Crockery/cutlery, kitchen utensils, electric coffee maker, electric kettle, toaster, electric cooker, oven, micro-wave oven, extractor hood, refrigerator, freezer, dish washer, washing machine, clothes dryer, iron, ironing board

Services

- **House :**
Parking

For your guidance

- **For your guidance**
Children welcome
Pets accepted
Present on site : pets
Non smoking rental, mobile telephone network coverage, personal transport advisable
Water : hot/cold
Local voltage supply : 110-120V / 60Hz
Electricity supply : mains



the property

Photo album - 1



View from the property



View from the property



View from the property



the property



the property

Photo album - 2



the property



the property



the property



the property



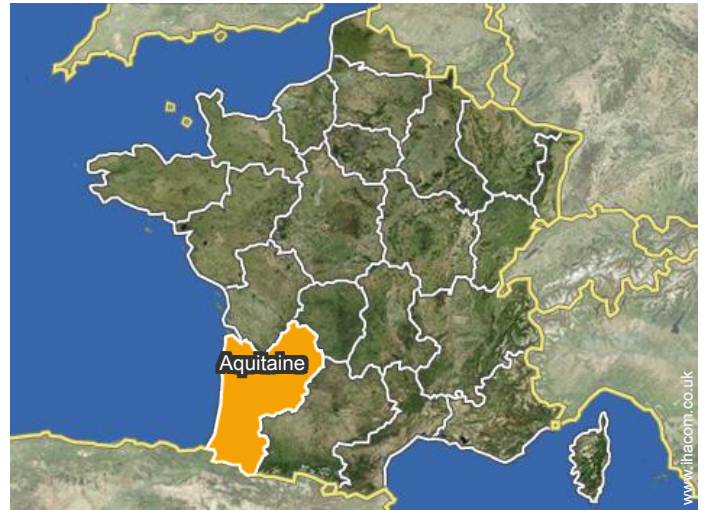
the property



the property



Location



Location & Access



GPS coordinates in degrees, minutes, seconds: Latitude 44°48'18"N - Longitude 0°31'50"E ([Dwelling](#))

Address

→ 250 Route du Bouan
Les Brandines
24520 Saint-Nexans

- Bergerac : (4.5mi.)
- Issac : (18.5mi.)
- Eymet : (15mi.)

• Airport Bergerac Dordogne Périgord

→ Bergerac, Dordogne, Aquitaine, France
→ Distance : 1.5mi.
→ Time : 5'

• Motorway (junction) A89

→ Mussidan, Dordogne, Aquitaine, France
→ Distance : 18.5mi.
→ Time : 40'

• Train station Bergerac

→ Bergerac, Dordogne, Aquitaine, France
→ Distance : 7,5mi.
→ Time : 10'

Contact

Spoken languages



Gîte - Self Catering
Saint-Nexans - France
"Coeur de Vignoble"

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Availability calendar - from : august 2018

Aug	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

Sep	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

Oct	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

Nov	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

Dec	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M							
2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

Jan	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th							
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

Feb	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th									
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		

Mar	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su							
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

Apr	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu								
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	

May	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F							
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

- Reserved
- High season
- Mid season
- Low season
- Promotional period



Gîte - Self Catering
Dordogne - Aquitaine
"Coeur de Vignoble"

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Availability calendar - from : may 2019

June	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su							
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Jul	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W							
2019	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

- Reserved
- High season
- Mid season
- Low season
- Promotional period

[Month : Next >>](#)

Rental rates - Gîte - Self Catering - Charming Cottage - from 2 to 4 Person(s)

Rates	Night	Weekend	week	2 weeks	Month
 Low season	-	-	£300	-	-
 Mid season	-	-	£350	-	-
 High season	-	-	£400	£750	-

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Booking conditions

- **Reservation**
- Payment made upon reservation : 30% of rental sum
- Payment balance : 2 days before the stay
- Deposit required : £100

Accepted methods of payment

- Cheque • Bankers draft • PayPal • Travellers Cheques • Cash

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Contact directly the property owners

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