

# 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

### 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.



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

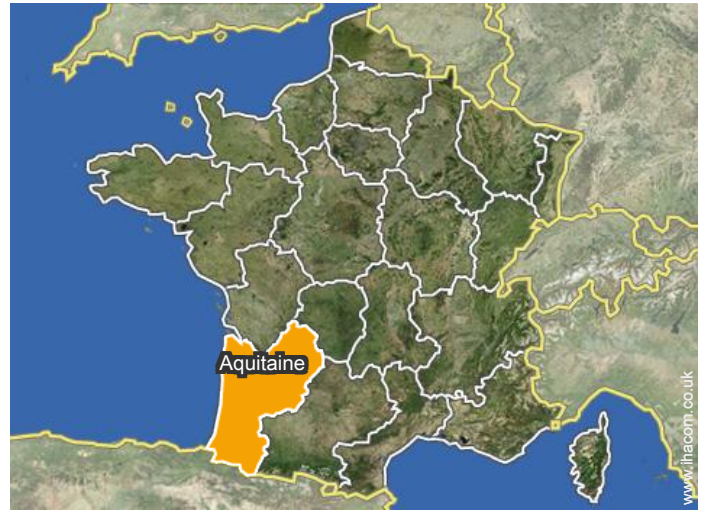
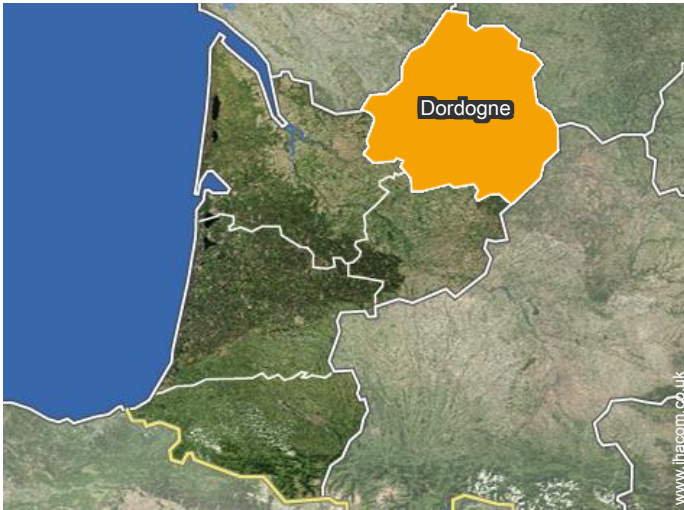


the property





## 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 : march 2018

Mar	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	
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	

Apr	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
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May	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th
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
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June	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
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
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Jul	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu
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
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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	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
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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
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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	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
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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
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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
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Mid season
  High season
  Reserved
  Low season



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

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Availability calendar - from : december 2018

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	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

■ Mid season     
 ■ High season     
 ■ Reserved     
 ■ Low season

[Month : Next >>](#)

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

Rates	Night	Weekend	week	2 weeks	Month
<span style="color: #2ECC71;">■</span> Low season	-	-	£300	-	-
<span style="color: #4F81BD;">■</span> Mid season	-	-	£350	-	-
<span style="color: #E67E22;">■</span> High season	-	-	£400	-	-

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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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