



In the heart of cognac country, with its vineyards, sunflowers, woodlands and country lanes, in an area steeped in history, we offer the contrasting features of a tranquil countryside retreat, a paradise for nature-lovers, and the accessibility, the excitement and the bustle of the nearby coastal resorts.

Taste the local food, savour the delicious cheeses and, unique to the area, try a glass of chilled Pineau des Charentes.



“Le Petit Village” St Germain du Seudre near Royan



Petit Village-Vacances
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Charente-Maritime
South-West France

Gite Sleeps 6 maximum + baby



Description of property

Rear

The property is a detached, 200 year old, fully converted, typical Charentaise cottage, by a quiet country lane, with open country views, part of a tranquil rural hamlet of five very individual gîtes, collectively known as "Le Petit Village". Situated at the edge of the Forêt de la Lande on the coastal side of the Charente-Maritime, 10 minutes from the coast, it is within 25 minutes driving distance of beautiful pine-backed sandy beaches.



Lounge

The large, tiled, dual aspect living room has exposed beams, pine ceiling, large fireplace with wood burner, and French doors overlooking the garden. It is furnished with leather sofas, futon lounge, oak storage seat, wooden patio table and chairs, coffee table, and satellite TV/DVD.

A large well equipped kitchen/diner with table, chairs, oak fitted floor units, pine ceiling, spot lights, cylinder gas hob with extractor and hood, electric oven, microwave, fridge and fridge/freezer. There is an electric immersion heater providing instant hot water.



Kitchen

The **ground floor** double bedroom with tiled floor leads off the lounge, has uninterrupted rural views, and an ensuite shower room with basin, bidet, WC cubicle, washing machine, and oil-filled electric radiator. There is an integral garage for storage room only. Bicycles are available for use at your own risk.

Upstairs are 2 large bedrooms, one with a double bed and one with twin single beds, and a further bathroom. Both bedrooms have exposed low central beams and beautiful pine finish. The twin bedded room has unprotected floor windows and toddler safety chains are provided for the shutters. All 3 south-facing bedrooms have electric convector heaters.

Duvets and pillows are provided. Towels and linen are not included. Cot and baby bath are available.

The pretty well-established garden covering 360 square metres, has a paved patio with portable BBQ, patio table & chairs, a small rose garden, laurel and rosemary bushes, a garden seat, and loungers from which to enjoy the country views.

Car parking space is provided alongside the garage door.



Facilities.

Garden

The cottage is situated 3 minutes' drive from the village of St Germain du Seudre, with its church, horse-riding and cycle hire. 10 minutes away is Gémozac, a market town with two good supermarkets, every shop you could need, an all-season swimming pool, and tennis. 5 Kms down the road is the wide Gironde estuary and pleasure ports of Mortagne, Port Maubert and St Seurin. Beaches and caves at Meschers and beaches at Royan and St Georges de Didonne are just 25 minutes away, and also within easy reach are historic Saintes, Cognac, La Palmyre beaches and zoo, and pretty Talmont. The area with good restaurants and there is a wine 'cave' at Meschers.

Accessibility. The Paris to Bordeaux A10 motorway connection is a 15 minute drive away at Pons. Bordeaux, which is a 50 minute drive from the cottage offers direct flights to Heathrow & Gatwick. La Rochelle, also a 50 minute drive away, has Ryanair direct flights to & from Stansted. A car hire service is available from airports. The gîte is 8 hours' motorway drive from Calais, and less than 5 hours from St Malo. There is a high speed train service to Angouleme, from which a car hire service is offered.