



## Les Hirondelles

Poitou Charentes / Charente Maritime / Puy de Brette

### About Les Hirondelles

modern villa set in a stunning rural location and surrounded by open fields. The Villa sleeps eight in four bedrooms, two doubles and two twin rooms, ideally planned for two small families to share with a double and twin and a bathroom on each side of the house. Two bathrooms and a large open plan sitting and dining room, good sized, fully equipped kitchen with stainless steel range cooker, fridge freezer, dishwasher, washing machine, breakfast table, microwave, lots of storage, toaster and electric kettle, it has all the equipment needed for a comfortable and relaxing self catering holiday. Large garden with enclosed heated and alarmed 9mx4m swimming pool. Driveway with plenty of parking for several cars.

An ideal property for one large family wanting space and privacy or for two small families wanting to holiday together. The villa is set on the edge of the small rural hamlet of puy de brette in the Charente Maritime region of western France. It is a short 15min drive to all conveniences in the town of St Jean d'Angely but due to the rural location, a car is essential to explore the region and all it has to offer.

Cognac with its distillery tours and Saintes with its Roman amphitheatre are just a 30 min drive; La Rochelle with its aquarium, shops and restaurants and Royans La Palmyre animal park are just an hour away. There are hundreds of miles of beaches all within an hours drive. Closer to home there is the lovely market town of St Jean d'Angely with its twice weekly market, bars and good selection of restaurants.

As one of our family friendly properties, families with children and babies are welcome and we can provide any baby and toddler equipment required.

Hirondelle villa is set well back from the village lane, it is not overlooked at all and has stunning views in all directions of open countryside offering a peaceful retreat from the pressures of modern life. The villa is accessed by a private driveway shared only by our Hirondelle and Alouette villas. The Alouette villa is our families private second home and is not available for rental. On entering the Hirondelle villa, there is a twin bedroom with draws and built in wardrobe with hanging space and shelving. The window has views over the pool. At the end of the corridor is a master bedroom with double bed, built in wardrobe and

set of draws. Windows look out over the pool and open fields. Between these two bedrooms is a bathroom with full sized bath, shower facility over the bath, modern low flush toilet and basin, good water pressure and plenty of hot water.

Off the entrance hall is a doorway through to the spacious and well equipped kitchen. There is a fridge freezer, dishwasher, washing machine, toaster, microwave, electric kettle and full sized stainless steel range cooker with 5 ring gas hob and electric convection oven, lots of cupboard space and work top and a breakfast table too. It is supplied with all crockery and cutlery for a group of eight including childrens plastic crockery and cutlery, hand blender and high chair (more high chairs can be supplied on request)

Two open arches lead into the large sitting room with wooden flooring, comfortable seating for 8, large dining table with chair and bench seating, bookcase and plenty of space to relax and play. There are windows on 3 sides making it a lovely light area. Doors open out onto the private terrace area with wooden dining table with chairs for 8, large parasol and barbecue for outdoor entertainment. Views over open countryside. You may even be lucky enough to see a deer wandering past early in the early morning.

From the kitchen another doorway leads to the second sleeping area where there is a second master bedroom with built in wardrobe and chest of draws, a second bathroom, fully equipped again with full sized bath, shower facility over the bath, modern toilet and basin, lots of hot water (second hot water tank) and good pressure. A second twin room with wardrobe and draws completes the sleeping areas for a group of eight. Windows for these bedrooms also looks out onto open countryside and stunning views.

Outside the villa is a gravelled terrace area as mentioned before and the pool area. The pool is enclosed by fencing and is alarmed for extra safety. Please note that one of the twin bedrooms windows opens out onto the pool area. It is 9m by 5m and is 1m at the shallow end which then slopes down to a deeper 1m80, it is also heated to 28c by a heat exchanger. It is surrounded by a sunbathing terrace with sunbeds and is for the exclusive use of the guests in the Hirondelle villa.

Surrounding the villa is a large area of grass, where children can run around and play, please note however it is completely unfenced from the adjacent fields or private driveway, so young children should not be left unattended.

**At a Glance**

Local Taxes Included: No

Sleeps: 8

Bedrooms: 4

Baths: 2

Showers: 2

Toilets: 2

Pool: Private

Changeover Day: Monday

Arrival Time: 16.00

Departure Time: 10.00

Smoking Allowed: No

Children Welcome: Yes

Pets Allowed: No

Disabled Access: Yes

Child Friendly: Yes

**Facilities****Pool**

Security: Fenced

Type: Chlorinated

Heated: Yes

**Parking**

Car Required: Yes

Parking Outside: Yes

**Kitchen**

Cooker: Yes

Toaster: Yes

Kettle: Yes

Coffee Maker: Yes

Microwave: Yes

Dishwasher: Yes

Fridge: Yes

Freezer: Yes

**Utilities**

Washing Machine: Yes

Dryer: Shared Laundry

Iron & Board: Yes

Hair Dryer: Yes

**Outside**

Sun Lounger: Yes

Patio Furniture: Yes

BBQ: Yes

**Entertainment**

DVD: Yes

WiFi: Yes

**Housekeeping**

Cleaning Service: By Arrangement

Welcome Pack: By Arrangement

Bed Linen: Yes

Towels: Yes

Pool Towels: Yes

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