



## La Poste Gardes

Poitou Charentes / Vienne / Availles-Limouzine

### About La Poste Gardes

The ground floor offers a substantial open plan living room/dining room/kitchen area with wood burning stove in an imposing original fireplace. There are south-facing French doors to give the room a real Mediterranean feel. You will have a Hi-Fi system, DVD player, video player and a TV receiving both the major UK and French TV channels.

The kitchen area is well-equipped with electric double oven, grill, ceramic hob and freezer, together with ample worktops and storage. Beyond this there is a utility room/pantry with further storage, full size fridge, washing machine, microwave and toaster.

There is also a downstairs shower room/WC which is fully tiled and offers a good sized shower.

The middle floor boasts a charming salon or day room with a south-facing window above the original stone guard seat and a double futon. This room has double doors opening onto the private river terrace and provides additional comfy seating as well as a TV receiving the major French channels.

Walk out onto the river terrace which directly overlooks the River Vienne. This private space offers patio furniture for dining al fresco and comfy bench seating.

The master bedroom is on this floor. It is west facing with a double bed, original fireplace, feature stone washbasin and panelled ceiling.

On the top floor you will have two further double bedrooms. The south facing room has a double bed, triple wardrobe, large chest of drawers, bedside tables, exposed roof trusses and features the stone seat used when the house was a guard post.

There is a further west facing double bedroom with bunk beds, ideal for children. This room includes a games console, TV, books and toys and is a lovely bright space. There is also a further wet room with WC, basin and ample storage.

La Poste des Gardes offers all the charm of living in old rural France whilst still providing all necessary amenities. The house and the village are steeped in history - why not come and be part of it?

### Tariff

Spring: £350 per week

Early Summer: £450 per week

High Summer: £550 per week

Autumn: £350 per week

£50 off per week for each week after the first

Unlimited Wi-Fi broadband access included

**At a Glance**

Local Taxes Included: No  
Sleeps: 6  
Bedrooms: 3  
Baths: 0  
Showers: 1  
Toilets: 2  
Pool: No  
Changeover Day: Saturday  
Arrival Time: 16.00  
Departure Time: 10.00  
Smoking Allowed: Yes  
Children Welcome: Yes  
Pets Allowed: By Arrangement  
Disabled Access: No  
Fishing Friendly: Yes  
Cycling Friendly: Yes

**Facilities****Pool**

Type: Chlorinated

**Parking**

Parking Outside: Yes

**Kitchen**

Cooker: Yes

Toaster: Yes

Kettle: Yes

Coffee Maker: Yes

Microwave: Yes

Fridge: Yes

Freezer: Yes

**Utilities**

Washing Machine: Yes

Dryer: Yes

Iron & Board: Yes

Hair Dryer: Yes

**Outside**

Patio Furniture: Yes

**Entertainment**

TV: Yes

DVD: Yes

Radio-HiFi: Yes

WiFi: Yes

Games Area: Yes

**Housekeeping**

Cleaning Service: Yes

Bed Linen: Yes

Towels: Yes

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