

# Charming vacation rental Saintonge "La Grande Champagne"



**Charming Old Farm**, detached,  
single storey in(on) a(an) Private  
property

Setting : quiet, rural

Capacity : **26 person(s)**

Bedroom(s) : **7**

Room(s) : **11**

**Rioux - Charente Maritime (17) - Poitou Charentes  
France**

Reservation : +33 (0) 5 46 91 63 25 (France)

Advert No. 5001

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### Charming vacation rental



Charming Old Farm, detached, single storey in(on) a(an) Private property

- **Ideal for large families, family groups**
- **View :** unobscured, not overlooked, sea/ocean, country side, swimming pool, Vineyards
- **Setting :** quiet, rural
- **Exposure :** South

### Goodies

- **Swimming pool :**  
Private swimming pool, rectangular (length 28', width 15'), heated, inside, covered, illuminated, child secure, outside shower
- **Tennis :**  
Shared tennis
- **Parking :**  
Parking uncovered : 7 reserved stall
- **Advantages :**  
Sauna, jacuzzi, pool table, darts
- **baby equipment :**  
High chair, infant tub



Outside accommodation

### Surroundings & location



Countryside Golf Horse riding Fishing

#### Leisure

- **Leisure activities less than 12 miles :**

Bathing, pedalo, snorkelling, scuba diving, banana boat, water skiing, jet ski, surfing, windsurfing, sailing, golf, tennis, riding school, pony club, sand yachting, kite flying, parascending, flying (club), glider (club), boat trips, horse trekking, ATV/Quad Bike, go-karting, RC aeromodelling field, ten-pin bowling, clay pidgeon shooting, hunting, fishing, fishing, pétanque field

- **Supervised :**

Sailing school, dive school, riding school

- **Attractions and relaxation :**

Bar/pub, discotheque, restaurant, movie theater, park and garden, leisure park, zoo/animal park, nature reserve, historical site, museum, festivals, cellar and wine tasting, casino, race track, thermal baths, thalassotherapy center

#### Surroundings

- **Locality :**

- Sea/ocean 9mi.
- Sandy beach 12.5mi.
- Nudist beach 18.5mi.
- Public tennis court 0.5mi.
- 18 hole golf course 6mi.
- Flying clubs 6mi.
- Windsurfing spots 18.5mi.
- Surfing spots 18.5mi.
- River 4.5mi.
- Lake 3mi.
- Forest 12.5mi.
- Marina 9mi.
- Jetski slipway 9mi.

- **Amenities :**

- Village center 0.5mi.
- Downtown 2.5mi.
- Boat rental 9mi.
- Scuba diving material hire 9mi.
- Breadstore 0.5mi.
- Caterer 0.5mi.
- Local stores 0.5mi.
- Supermarket 2.5mi.
- Hairdressing salon 0.5mi.
- Mail office 0.62mi.
- Bank 2.5mi.
- ATM 2.5mi.
- Drugstore 0.62mi.
- Doctor 0.5mi.
- Nurse 0.62mi.
- Hospital 6mi.



terrace



Outside setting



Swimming pool

### Exterior

- **Size of grounds :**  
8,600 Sq.ft.
- **Outside accommodation :**  
Terrace 600 Sq.ft.
- **Outside setting :**  
Private courtyard 4,300 Sq.ft., enclosed grounds 4,300 Sq.ft., yard 4,300 Sq.ft., landscaped yard 4,300 Sq.ft., lawn 4,300 Sq.ft.
- **Outside amenities :**  
Pizza oven, BBQ, yard table(s), > 30 yard seat(s), parasol, yard seated area, 10 chaise (s) longue(s), 10 sun recliner(s), sand box



kitchen

### Interior

- **Receive up to guest(s) :**  
26 person(s)
- **Liveable floor area :**  
6,500 Sq.ft.
- **Interior layout :**  
11 Room(s), 7 bedroom(s), 7 bathroom, shower room, 8 washroom, living room 1,076 Sq.ft., sitting room 323 Sq.ft., large american style kitchen, dining room, cosy nook, mezzanine, tv den, reading room, games room, laundry room, veranda
- **Sleeps - bed(s) :**  
6 queen-size bed(s), 14 twin bed(s), 2 baby cradle
- **Guest facilities :**  
Fireplace, T.V., digital home cinema, hi-fi system, vcr, DVD player, video games, board games, book collection, t.v points, phone, internet access, high speed internet access, wifi (wireless internet access), wardrobe, cupboard, Hanging wardrobe, hair dryer, heated towel rail, partly air-conditioned, mobile cool air fan, central heating, Glazed in area, skylights, Drapes, Double glazed, entry phone system, intruder alarm, fire alarm
- **Appliances :**  
Crockery/flatware, kitchen utensils, cafetiere, electric coffee maker, electric espresso coffee maker, electric kettle, toaster, juicer, food processor, pancake maker, electric raclette set, gaz stove, oven, micro-wave oven, electric fries fryer, extractor hood, refridgerator, deep freeze, ice maker, dish washer, washing machine, clothes dryer, vacuum cleaner, iron, ironing board

### Services

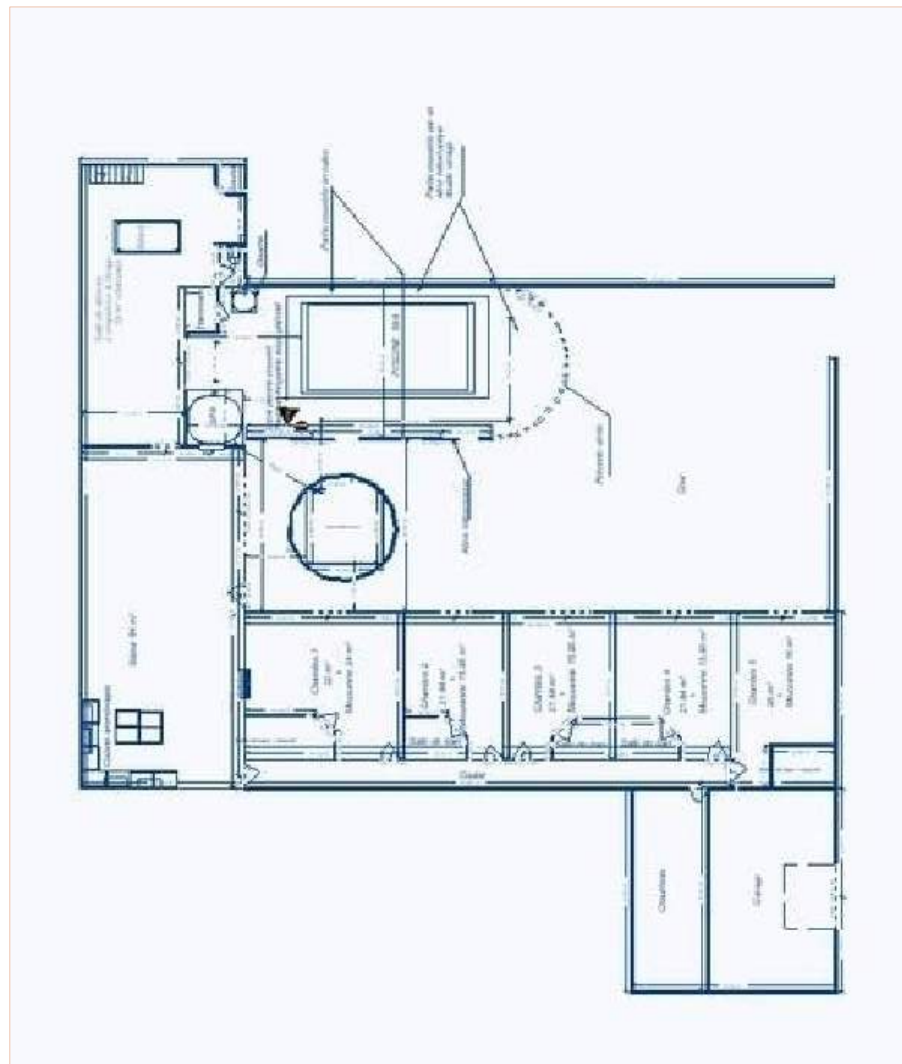
- **washing :**  
Sheets supplement (+\$19 \*), Towels supplement (+\$6 \*), Linen, Comforter(s), Pillows
- **Single family home :**  
Serviced supplement, Cleaning on departure, Yard/swimming pool maintenance, Parking
- **Personnel :**  
Staff supplement, Chef(s) supplement, Laundry supplement
- **Restauration :**  
Breakfast supplement, Guest table supplement, BBQ meal supplement, Half board supplement

### For your guidance

- **For your guidance**  
Kids welcome  
Pets accepted under certain conditions (ask the owner)  
Non smoking rental, cell phone network coverage, personal transport advisable  
Water : hot/cold  
Local voltage supply : 220-240V / 50Hz  
Electricity supply : mains



Floor plan



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Photo album - 1



Outside setting



terrace



Outside accommodation



Swimming pool



Photo album - 2



kitchen



pool table



Photo album - 3



Route map



Location & Access



GPS coordinates in degrees, minutes, seconds: Latitude 45° 38'10.788"N - Longitude 0°42'41.364"W (City)

Address

→ 24 bis Rue de Chez Charruaud  
17460 Rioux

• Freeway (exit) A10 Saintes

→ Saintes, Charente Maritime, Poitou Charentes, France  
→ Distance : 4.5mi.  
→ Time : 10'

• Freeway (exit) A10 Pons

→ Pons, Charente Maritime, Poitou Charentes, France  
→ Distance : 6mi.  
→ Time : 15'

• Railroad station Saintes

→ Saintes, Charente Maritime, Poitou Charentes, France  
→ Distance : 6mi.  
→ Time : 10'

- Rioux : Distance : 0.3mi.
- Royan : Distance : 15.5mi.
- Saintes : Distance : 8.7mi.

Contact

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Spoken languages



Charming vacation rental  
Charente Maritime - Poitou Charentes  
"La Grande Champagne"

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Availability calendar - from : may 2012

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							
2012	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

June	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa							
2012	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	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu							
2012	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
  Low season
  Mid season
  Festive specials

[Month : Next >>](#)

Rental rates - Charming Old Farm - 26 Person(s)

Rates	Night	Weekend	week	2 weeks	Month
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> Low season	\$1070 *	\$1322 *	\$2077 *	\$3965 *	-
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #000; margin-right: 5px;"></span> Mid season	\$1196 *	\$1573 *	\$2454 *	\$4720 *	-
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> High season	\$1448 *	\$2077 *	\$3336 *	\$6482 *	-
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #000; margin-right: 5px;"></span> Festive specials	-	-	\$4217 *	\$8244 *	-

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Outside accommodation



Swimming pool



Outside setting



terrace

### Booking conditions

#### • Reservation

- Payment made at time of reservation : 25% of rental sum
- Payment balance : on return of keys
- Deposit required : \$3147 \*

#### • Rental

- Service charges included
- Day tax included
- Cleaning charge on departure included
- Anticipated supplement for :
  - animals
  - firewood

### Accepted methods of payment

- Check
- PayPal
- Cash
- Holiday coupon

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[▶ Contact the owner](#)

Contact directly the property owners

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\* Converted at the rate indicated : €100 = \$125.87 = £80.11

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