

# Le Rosseau Cottage

Region: Burgundy Sleeps: 11

## Overview

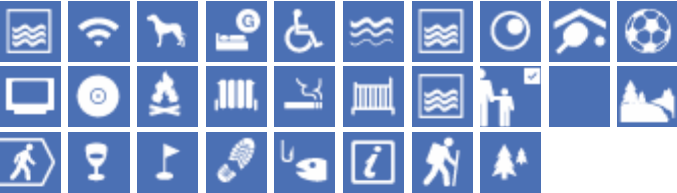
Le Rosseau is a charming cottage near Beaune in Burgundy. This is a family home as well as a holiday let so the furnishing and contents are conducive to a "home-from-home" feel, incorporating 21st century appliances and comforts. Le Rosseau Cottage comfortably sleeps up to 11 guests.

To keep you entertained, Le Rosseau has a private swimming pool, a games room and a large garden. The famous "Housebook" is waiting for you on arrival, together with a Burgundy library.

Le Rosseau Cottage is in the heart of the Cote d'Or region, famous for its wines. Should you be driving down from the UK it is well worth it to stop in Champagne en route.



## Facilities



## Interior & Grounds

The ground floor has a kitchen & breakfast room (with door to the courtyard), a grande salle with functioning, large open fireplace, 2 sofas, a TV, a dining table, and French windows leading to the terrace and garden. There is a double bedroom with bathroom as well as laundry facilities and a WC.

On the first floor there are 2 double bedrooms, a quad bedroom, a single bedroom, 2 separate WCs and a bathroom. The house can therefore comfortably sleep 11.

Outside, the house is set in over an acre of private grounds with shrubs, mature trees and various fruit trees. At the back of the house is a large, west-facing, courtyard garden. There is ample garden furniture including a table (with parasol) seating 12 on the terrace, a BBQ and sun loungers. The barn functions as a games room and is equipped with table tennis, table football and dartboard. In front of the house is the fenced and heated swimming pool (10x5m). Please note the pool now has handrails to aid the elderly and disabled enter the pool. There are trees near the pool providing shade, if needs be.



# Location & Local Information

The Cote d'Or vineyards are minutes away, as is the nearest golf course. The village has a boulangerie, a bar restaurant and a post office.

The TGV now stops at Beaune which is just 10 minutes away. There are daily flights from most UK airports to Lyon, Paris and Geneva (all about 2hrs away).



# Terms & Conditions

- Security deposit: £250. This is paid on arrival and will be refunded within 2 months of departure. Our minimum deposit of £250 will hopefully cover the cost of breakages, losses and cost of telephone calls. Any difference will be refunded (or billed!). ALSO we have a fax/ answer-phone available on request only. Please ask for details. For Christmas and New Year the deposit goes up to £500.
- Arrival time: 4pm onwards.
- Departure time: 10 a.m.
- Energy costs included?: Not included in winter months (November to March), otherwise included in the rental price. The meter will be read on arrival and departure and the cost deducted from the deposit. Please bear in mind that electricity can be expensive between 1 November - 31 March but we shall explain more fully, on application for rental between those dates, on how to keep the costs down.
- Linen & towels included?: We can provide optional linen hire. The cost of this service is £5.50 per person per week (or part thereof). It will comprise: bottom sheet, 2 pillowcases, duvet cover and towel per person and will be changed weekly. Swimming towels are not supplied and these should be brought by you. Tea towels and bathmats are already in situ. A booking form should be completed on booking (and this is sent to you by the owner).
- Pets welcome?: We allow pets (well behaved naturally) but NOT on soft furnishings or in bedrooms.
- Changeover day: Saturday.
- End of stay cleaning included?: A cleaner comes each Saturday for 4 hours for light cleaning only. The cleaners will not make up nor strip the beds but the clean linen will be left on the dining room table for your arrival. Each Saturday morning of your stay the dirty linen should be neatly put on the table to be replaced. The tenant on a weekly basis (currently Euros 10 per hour) pays them direct in cash. If she has to spend longer than 4 hours each between lets (i.e stripping beds, washing up, defrosting freezer, cleaning the grate) the appropriate cost will be deducted from the refundable inventory deposit.
- Smoking Allowed?: Smoking allowed but NOT in bedrooms.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.