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## Maison 3 Pièces – 56630 Langonnet-Le Noyer

**Gîte available for long-term winter let from the end of September to May.  
Gîte disponible pour location hivernale long terme de fin Septembre à Mai.**

<b>Loyer meublé H.C.</b>	<b>420€</b>
<b>Dépot de garantie</b>	<b>420€</b>
<b>Garage</b>	<b>Non</b>
<b>Parking</b>	<b>3</b>
<b>Sous-sol</b>	<b>Non</b>
<b>Terrasse</b>	<b>1</b>
<b>Piscine</b>	<b>Oui</b>
<b>Jardin Clos Arboré</b>	<b>Oui</b>
<b>Nombre d'étage</b>	<b>2</b>
<b>Salles de bains</b>	<b>2</b>
<b>Cuisine équipée</b>	<b>1</b>
<b>Salon-Séjour</b>	<b>1</b>
<b>Salle à manger</b>	<b>1</b>
<b>Chambres</b>	<b>2</b>
<b>Chauffage au gaz et cheminée</b>	

### Description

**Internally, the gite has been sympathetically restored and updated.**

**The ground floor of the property comprises a large lounge / dining room with open fireplace and log burner, separate fitted kitchen and shower room with w.c. On the first floor there are 2 large bedrooms( 1 double + 1 twin), a bathroom, separate w.c. and a landing area. The lounge has a bed settee. A cot is also available on request.**

**The property is fully furnished and comes equipped with cooker, washing machine, fridge /freezer, dishwasher, microwave, toaster, coffee maker, iron, ironing board, kettle, crockery, cutlery, vacuum cleaner, TV / video and games. Both bedrooms have wardrobes and drawers.**

**The house has gas fired central heating.**

**Operating instructions for the household equipment and useful information on the surrounding area are located in the lounge / dining room area.**

**There are two French windows leading from the lounge on to the secluded front patio, where guests can while away those long lazy summer evenings sipping a glass of 'vin rouge' and enjoying a barbecue.**

**At the rear of the gite there is a large enclosed garden extending to more than half an acre. The garden is mostly laid to lawn with a small orchard. One end of the garden is devoted to games (two posts and a net are installed and the net can be adjusted for volley ball, tennis or badminton).**

**Why not spend a few hours on one of those warm sunny days relaxing with a book by the side of the pool? The pool is fitted with a safety alarm for the protection of the younger members of the family.**

**The outbuilding boasts, amongst other things, four mountain bikes for those of a more energetic nature. Try them out on the trail which runs down the side of the property or ride into town to fetch the baguettes for breakfast.**

**There is ample off-road parking for vehicles.**