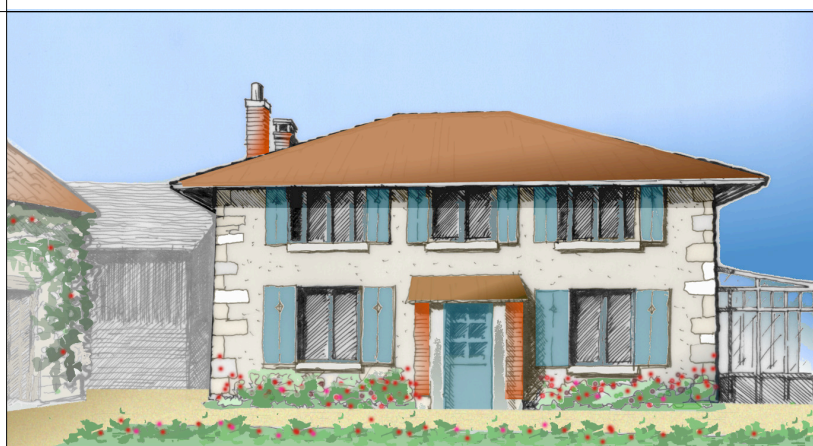


Etivaud The Farmhouse 8 pers. 3 bedrooms



At the centre of the Etivaud hamlet, the old farmhouse dates from the 17th century, but has all the comforts of modern living. It is an independant house close to unoccupied farm buildings. Included are gas central heating, washing machine, large garden.

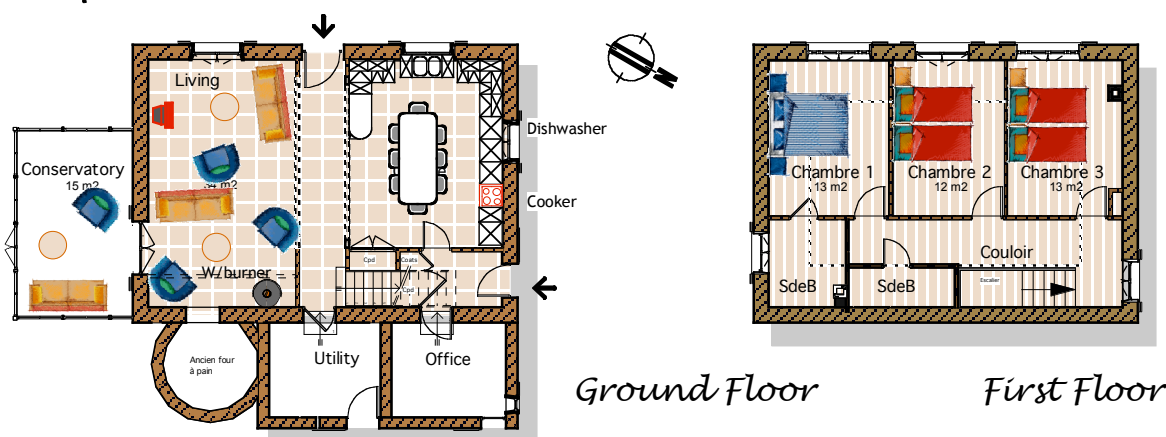
Ground Floor : Large Living room and kitchen, shower, toilet, huge fireplace with woodburner and bread oven.

1st floor : 3 bedrooms (1 en-suite), 2 luxury bathrooms.

Facilities :



Floor plans :



Prices :

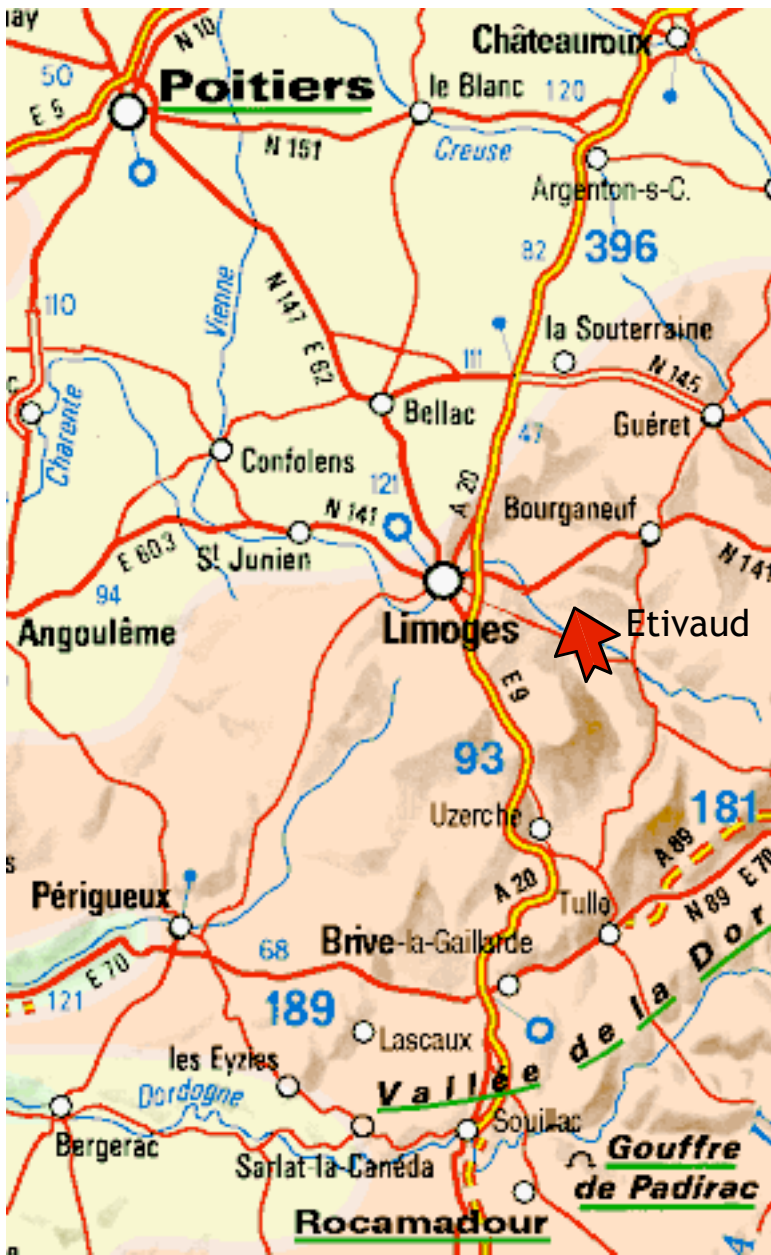
Christmas & New Year : High Season Summer V.High Season Summer Middle-Season Low-Season Weekends by agreement, from :

800	1400	1600	800	500	400
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Prices per week in Euros €. Weekend includes 2 nights and 3 days.

Owner : Mr & Mrs CULMER Douglas
Etivaud, 87350 CHAMPNETERY - Tel : (00 44) 01732 789 488, E-mail : couptrain@aol.com

8 pers. 3 bedrooms



Relax in our tranquil and secluded 17th Century farmhouse with its own private swimming pools set in nearly 6,5 acres of garden, meadow and woodland, with a small lake and delightful stream. Sheltering the farmhouse are mellow stone barns with grapevines growing over them.

The house, which sleeps up to 8, is very comfortably furnished with quality sofas and armchairs and new full size beds. There is a light and spacious sitting room with open access to the dining area, there is a large fireplace with ancient bread oven and large wood-burner. We have satellite TV with English channels, DVD and full THX cinema surround sound system. From the lounge is a victorian style conservatory of 40sq metres opening out onto your private garden.

There is a large sunbathing area surrounding the two pools - one for children and the other 14m x 8m x 1,25m deep, with their own showers. Garden furniture and sun loungers complete the restful scene and provide a perfect setting for those long, lazy meals on hot summer evenings.

With its ancient beams, the kitchen is large and fully equipped with oak cupboards, wood working surfaces, and large porcelaine farm style sink. There is a large gas cooker, microwave, dishwasher, and large fridge. Off the hall is a utility room with washer/dryer, toilet, exterior shower and freezer. There is also an office with computer, internet, modem and quality printer/scanner/fax available at extra cost, to help you "stay in touch".

On the first floor there are three bedrooms, one of which has an en-suite bathroom. The other two have access to a family bathroom and toilet. All bedrooms are tastefully furnished with antiques, but all beds are new, high quality full English size - one bedroom has a full kingsize bed the other two have large twin beds which can be linked together to make a truly grand double !

A neighbouring building has been converted to provide independant studio accomodation for up to 3 of your guests (upon request). See the Studio flat brochure.

Poolside painting

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