

# Coin Du Calme

**Region:** Brittany **Sleeps:** 12

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## Overview

Welcome to your dream holiday home tucked away in the charming Breton town of Le Tronchet. This magnificent five-bedroom villa accommodates up to 12 people across three light-filled levels and an expansive terrace.

Steeping into the expansive living area you'll be greeted by a warm and bright ambience provided by tasteful furnishings and vaulted ceilings. Large windows beckon in the sunlight and relaxing colour tones from the lush garden, making this the perfect spot for a morning coffee or a twilight gathering. An adjacent dining room with exit to the terrace makes entertaining large and hungry groups a breeze whether you're sitting down to a meal inside or al fresco.

The adjoining kitchen is a sleek and modern affair, complete with all the amenities you could need, including a kitchen island and bar-top so the cooks can stay social. Thanks to a large playroom including a state-of-the-art home cinema, you'll be spoilt for choice when it comes to entertainment options. This floor also boasts a cosy bedroom with its own terrace access.

On the second floor there's a children's room fitted out with two bunk beds, another large bedroom with a queen-sized bed, a bathroom/shower and separate WC. The top floor reveals two more thoughtfully designed rooms, one with another French bed and the other featuring two single beds.

Exiting to the expansive garden and terrace made private by surrounding trees, you'll understand why this villa is called Coin Du Calme – "private corner". Here you'll find myriad furnishings, a barbecue, deck chairs and a large and inviting swimming pool. Coin Du Calme is the perfect blend of indoor-outdoor living and the ideal retreat for comfort.

## Facilities

Wi-Fi/Internet • Watersports • Coffee Machine • Villa • Washing Machine • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Sailing • Ground Floor Bed & Bath • TV • Wellness • Hairdryer • Fishing • Golf Nearby • Cots (Cribs) • Gym/Fitness Room • Indoor Games • Private Pool • Walk to Village • Modern • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Table Football • Home Cinema • Heating • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interiors (370m2)

### Ground Floor

- Living/Dining room
- Lounge with TV
- Open-plan kitchen (including oven, dishwasher, three induction hot plates, microwave, kettle, toaster electric coffee machine) with bar, dining table and flat screen TV
- Bedroom with French bed (160cm, length 200cm)
- Playroom with home cinema
- Fitness room
- Shower
- Separate WC

### Second Floor

- Children's bedroom with 2 x 2 bunk beds (90cm, length 190cm).
- Bedroom with French bed (180cm, length 200cm)
- Bath/Shower
- Separate WC

### Upper Floor

- Bedroom with French bed (160cm, length 200cm)
- Twin room with two single beds (90cm, length 190cm)

## Outdoor Areas

- Private swimming pool (5m x 10 m) with shutter cover, open approximately mid-May to end-September
- Large fenced garden (800m2)
- Expansive terrace
- Deck chairs
- Terrace furniture
- Barbecue
- Parking (4 cars)

## Facilities

- Wi-Fi
- Electric heating
- Flat screen TV
- Washing machine and dryer
- Fitness room
- Playroom
- Home cinema room
- Table football
- Iron
- Hairdryer





# Location & Local Information

Situated in a quiet, residential area with ample access to conveniences within a short driving distance. The local grocery, bakery and restaurant are within a 5-minute drive from the villa. The closest sandy beach (Saint Suliac) is a mere 20-minute drive away, but that is only the beginning of the nearby attractions.

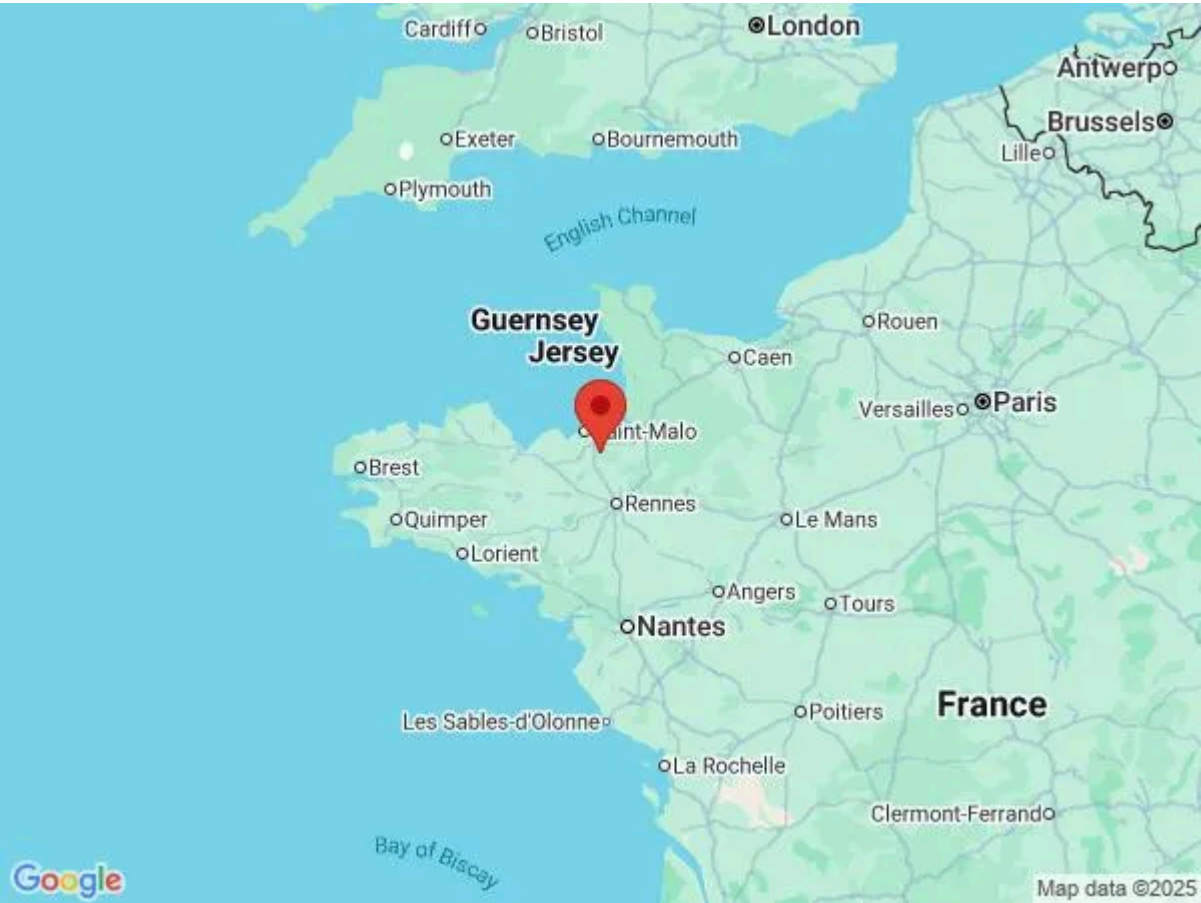
The historic port city of Saint Malo, known as the Corsair City and the setting for the novel and Netflix series “All the Light We Cannot See”, is only a 32-minute drive. This historical gem enjoys a privileged position on a rocky peninsula. The walled city is dominated by an impressive castle and the enchanting “Intra Muros” route which you can take around the ramparts of the old town.

But Saint Malo isn't the only interesting town nearby. Across the harbour from Saint Malo you'll find the beautiful Dinard (30 minutes), known for its Belle Epoque villas. The picturesque Cancale (30 minutes) is known for its seafood, particularly oysters and shellfish. From Cancale you can also see the marvellous Mont Saint-Michel (37 minutes) across the bay.

Given this proximity there is no shortage of beaches at your disposal, but nor is there a shortage of activities. There's the Saint Malo's thermal baths (30 minutes), and in the sports harbour of Saint Malo itself you'll find all manner of water-based activities: sailing, jet skiing, kitesurfing, fishing, kayaking, paddleboarding and scuba diving.

## Local Amenities

Nearest Airport	Rennes Airport (59km)
Nearest Airport 2	Brest Airport (222km)
Nearest Village	(1km)
Nearest Town	Dinan (19km)
Nearest City	Rennes (50km)
Nearest Restaurant	(180m)
Nearest Shop	Grocery shop (3km)
Nearest Golf	(10km)



Nearest Tennis	(5km)
Nearest Beach	Plage De La Hogue (26km)

## What we love

- With vaulted ceilings and large windows, Coin Du Calme is a light-filled oasis.
- The playroom, home cinema, and expansive terrace make this a seriously entertaining holiday home.
- Proximity to some of Brittany's most magnificent locales, including Saint Malo and Mont Saint Michel, make this villa a great base for exploration.

## What you should know...

- For ease of movement, a car is recommended.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Please note that the villa does not have fans.

# Terms & Conditions

- **Security deposit:** €400 charged to client's credit card by the owner and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. In drought-affected areas, legal restrictions on refilling and topping up water in private pools may apply and the swimming pool may be closed. Please check before departure for the most up to date information in the area. Cot, highchair and buggy are available on request at an additional cost. Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday from approximately mid-May to late-September. Flexible during all other periods.

- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not allowed.

- **Minimum stay:** 7 nights from approximately mid-May to late-September. 3 nights during all other periods.

- **Heating costs included?:** Yes.

- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Pool opening dates?:** The pool is open approximately mid-May to end-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.