



Welcome Guide

Koralia – La Maison d'Angélique – Niort

NIORT · FRANCE

Your hosts, Mira & Bodson

Contents

*Hotel - Coliving with no front desk, that blends comfort, freedom and conviviality. Urban guesthouse
— at your own pace, in your own way.*

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Your host

I'm Mira, the founder of Maison d'Angélique. After years of traveling, I dreamed of creating a place that feels both personal and welcoming—an alternative to the impersonal hotel stay.

I love Niort. Just 100m from the TGV station, I found the perfect spot to explore the city on foot, with restaurants, shops, and the iconic park La Brèche right at your doorstep.

Maison d'Angélique is a home away from home, where comfort meets connection: private rooms with hotel-style amenities and shared spaces designed to spark simple, friendly encounters.

Because travel shouldn't feel lonely, this house offers more than a place to sleep—it's a place to breathe, cook, chat, or simply enjoy a moment of calm.

Contact me

+33630820677 (via Whatsapp) - VoIP : +33972219262

contact@maisondangelique.fr

Welcome Home in Niort

50 meters from the train station, in a quiet environment, your private room (15m2, Queensize quality bedding with private bathroom and toilet, desk, connected TV, Netflix) awaits you.

At your disposal: our equipped kitchen (refrigerator/freezer, hob, ovens, hood, dishwasher, dining room, crockery, cutlery, small appliances and utensils, espresso machine with grinder) to simmer good meals or simply taste the ones you have ordered in one of the restaurants in town that offer take-out or delivery.

In addition to the shared kitchen, washing machine, iron table and iron are available.

A Haven of well-being

Other services will make your life easier:

- Personal cleaning and various concierge services (deliveries etc.),
- Printing of documents in collaboration with Etienne from Mediastore, 104 rue de la Gare
- Privatization of the lounge area on request (CoWorking, professional meetings...),
- Relaxation upstairs in our Wellness Space with Infrared Sauna, Chi Vitalizer, Relaxation by Psio light therapy. Massage sessions, kinesiology (by appointment.)
- Workshops on various tools for stress management will also be offered regularly, on site or online...



Le nouvel environnement de la Gare TGV

Getting to the House

Address

23 rue madame de Caylus 79000 Niort

Getting there

From the station turn left, past the pharmacy, then take the first right. La Maison d'Angélique (number 23) is about 50 m from the corner. The lettering "ESPACE DU MIEUX ETRE" on the first floor identifies the building. For parking instruction see below.

Parking

Parking – Rue Madame de Caylus

The parking lot in front of the house belongs to us. You can angle-park up to 3 cars (if you park close to the wall), while leaving enough space for the official pedestrian passage marked by the yellow line.

Address: 23 Rue Madame de Caylus, 79000 Niort

On the left side of the street, you'll also find public herringbone parking spaces. If they're free, you're welcome to use them—there's no time limit.

Finding Your Way to Your Room

Just collect your keys on arrival and settle in, your room is ready.

1° A wrench set is in the box behind the mailbox: note down the code /

🔑 Code **1611**

2° Your personal keys are waiting for you inside the apartment's entrance cupboard

Step by Step : On the porch, go up the 2 steps, facing the double glass door. On your right, just behind the mailbox, you'll find the key box.

Dial code : sent by text message before your arrival.

-Lower (and hold) the black tab on the left as you pull the small door towards you... retrieve the emergency key. (Yes, you need both hands...)

Open glass door no.1 (right-hand door, lock at bottom of door, square key), then the access to the apartment, left-hand glass door (round key if closed).

Retrieve your personal set of keys immediately to the right in the corridor, in the first cupboard (wooden key box). The light switch is opposite, on the left-hand wall. The "magic box" instructions are on the door of the cupboard. (In French, sorry)

Locate your room key (with name and number)

1 to 6 (N°1 La Pigouille, N°2 L'Angelique, N°3 La Venise Verte, N°4 Port Boinot, N°5 Les Ombelles) are on the ground floor; rooms 7 (La Roussille) and 8 (Melusine) are on the first floor, next to the wellness center, accessible by the staircase.

If you need assistance during your stay, contact Mira at +33630820677 or Sylvie at +33626894739. Available on WhatsApp and by email: contact@maisondangelique.fr

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Arrival & Departure

Arrival from 16:00

You can arrive from 16:00 and 23:00.

Baggage Drop-off

Luggage drop-off is allowed to make your arrival or departure more comfortable. You can safely store your luggage if you arrive before check-in or need to leave after check-out. Please contact the hosts in advance for arrangements.

Departure by 11:00

Before leaving, please refer to the following checklist to make sure everything is in order:

- ☐ Please leave the kitchen and common areas clean. Just wash, dry, and put away your dishes.
- ☐ For long stays : Empty waste bins: under-sink, and take them to the outside containers (brown and yellow bins in the courtyard). If you are present on Monday evenings, please help by placing the bins on the curb.
- ☐ Check that you have all your personal items.
- ☐ Close the outside door and return your keys into the **green mailbox** near the lockbox.

Wifi

Wifi network

Network name: **ANGELIQUEWIFI**

Password

Wifi password: **1234567890**

To connect, simply select the network from your device and enter the password as shown above.

SOUND & LIGHTS

In L'Angélique, there are blackout blinds on the hallway side to protect you from light in the evening. During the day, please open them to let daylight into the kitchen (and open the curtains as well). In La Venise Verte, raise the inner blind during the day for the same reason. Please keep noise to a minimum (kitchen & living room) after 10 p.m.

GROCERIES

You can keep dry goods in your room (a small crate is provided). Labeled compartments are available in the refrigerator. If needed, please label anything you wish to share so that others know it's available.

LAUNDRY ROOM

A washing machine and dryer are available for your use. Please follow the instructions (empty the dryer water tank, etc.) and do not overload the machines.

END-OF-STAY CLEANING

If you know your estimated departure time (normally before 11 a.m.), please let us know as soon as possible—this helps us organize cleaning more efficiently.

Equipment

32" HD TV with Netflix

A 32-inch HD smart TV is available in three bedrooms and in the shared living room. You can enjoy Netflix during your stay.

If you need instructions for switching between TV and streaming services, please refer to the TV's on-screen menu or remote. Usually, pressing the 'Home' or 'Source' button allows you to access different applications.

Wi-Fi & Ethernet

High-speed fiber Wi-Fi is accessible throughout the accommodation, and Ethernet connections are available for those who need a wired internet connection.

Fully Equipped Kitchen

Guests have access to a spacious kitchen with all the basics for cooking:

Refrigerator and freezer

Microwave oven & Traditional oven

Ceramic glass cooktop with a large extractor hood

Dishes and cutlery (bowls, chopsticks, plates, cups, etc.)

Cooking essentials (pots, pans, oil, salt and pepper)

Coffee machine with grinder

Electric kettle

Toaster

Dishwasher

Dining table

Wine glasses

Everything you need to prepare home-cooked meals or enjoy takeout from local restaurants.

Laundry Facilities

A washing machine and dryer are at your disposal in the shared laundry area. Detergent may be provided; for a convenient laundry cycle, use the 30-minute program. The other cycles are eco-friendly but very long..

Coffee Machine

A bean-to-cup coffee machine with grinder is available for your use.

Turn on the machine (power button) and wait about 1 minute for the automatic cleaning cycle (a little water will flow into the tray).

Choose your cup size according to your taste and serve your coffee.

If no other button is pressed, after about 10 minutes the machine will run another cleaning cycle and then switch to standby.

The indicator lights will show when you need to add water or coffee beans.

If you drink a lot of coffee (10 cups a day or more), feel free to bring along a bag of beans to share—fair use for everyone!

Dishwasher

A dishwasher is available. Load your dishes, add detergent (often provided), select the appropriate cycle, and press start.

Hair Dryer

A hair dryer is available in the bathroom for your convenience.

Sauna (Bulle de Relaxation)

Enjoy access to an infrared sauna in the relaxation area upstairs. Booking may be required for private sessions; please consult your host for usage instructions and availability.

Portable Fans and Heating

For your comfort, portable fans and heating units are available in the accommodation.

Iron and Ironing Board

An iron and ironing board are provided in the laundry for your clothing needs.

Smoke Detector

The property is equipped with a smoke detector for your safety.

Basic Cooking Supplies

Oil, salt, and pepper are provided, along with pots and pans. Make yourself at home in the kitchen!

Books and Reading Material

For your relaxation, there are books and reading material available in the shared areas.

Feel at Home

No matter how long your stay, we want you to feel right at home from the very beginning. That's why we connect you with local people and useful neighborhood services.

You'll find it easy to communicate with other residents and access everything you need—just a short walk away or with a simple click.

If, like us, you enjoy fresh, local food, you'll love the bakery nearby, the "flavor baskets" ready to cook, and our favorite trendy restaurants just steps from the house.

To make everything even easier, we've set up a WhatsApp group where you can connect directly with us and other residents during your stay—whether you're in the house or out exploring.

Groceries & Breakfast

-  SPAR convenience store 500m away (open until 9pm) - On Sunday mornings, SPAR also sells fresh pastries and bread. Directions: take Rue de la Gare for 300m, turn right at the second intersection, SPAR is 30m ahead
-  Bakery at the corner of the street (open from 8am, except Sunday)
-  Tea & coffee are available in the house at will

No last-minute hotel breakfast service available, but the bakery is perfect for your improvised breakfasts - and SPAR is your Sunday option!

Restaurants

La Caravelle

DISTANCE: 200 m

A friendly French brasserie with homemade dishes, generous portions, and good value. Perfect for lunch near the station or a casual dinner.

PRICE: 10-25€

ADDRESS: 94 rue de la Gare, 79000 Niort



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Le Pt'it Rouquin

DISTANCE: 220 m

Bistronomic cuisine with seasonal produce, lovely presentation; ideal for a relaxed dinner when you want something plus raffiné.

PRICE: 18-40+€ - ➡ [Website](#)

ADDRESS: 94 rue de la Gare, 79000 Niort.



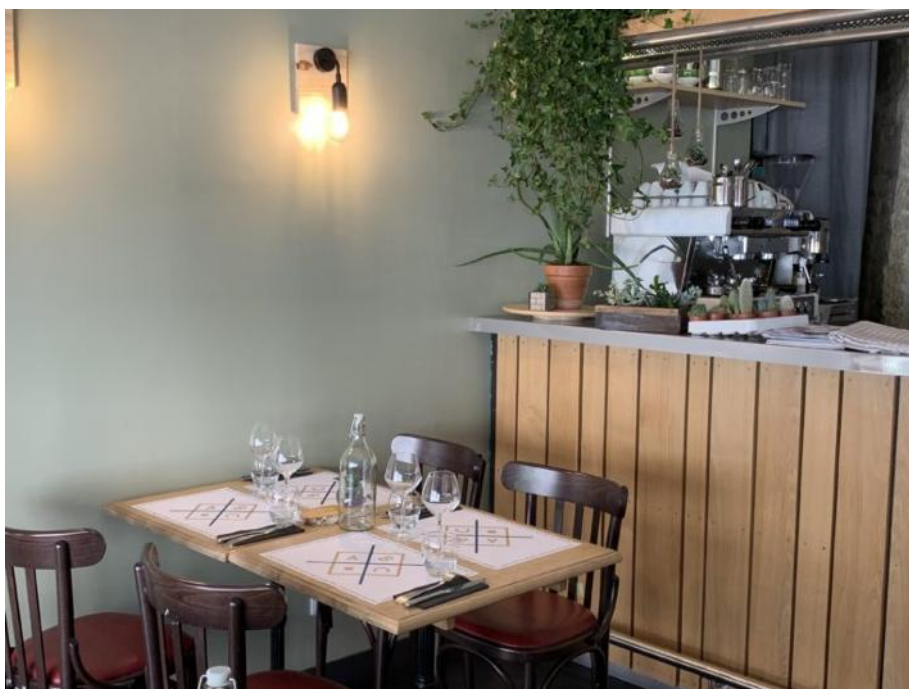
A B C ...Autre Bistrot de Caractère

DISTANCE: 400 m

A small neighborhood bistro near the station, serving simple but tasty French cuisine in a relaxed atmosphere. A good option for a casual lunch or dinner just steps from the house.

PRICE: €15-30 - ➡ [Website](#)

ADDRESS: 4-6 Rue des Trois Coigneaux, 79000 Niort



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Zaatar – Mezze and Co

DISTANCE: 600 m

A contemporary Lebanese restaurant offering colorful mezze, falafel, kafta, chich taouk, hummus, and homemade desserts. Eat in, take away, or order delivery via Uber Eats. Perfect for a light lunch or a flavorful dinner.

PRICE: 11-25€

ADDRESS: Kiosques Place de la Brèche, 79000 Niort



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La Fringale Resto

DISTANCE: 150 m

An Asian-fusion restaurant blending fresh French and Asian flavors. Popular for its bobuns, noodle dishes, and sushi boxes. Casual setting with friendly service.

Also available for take-away or delivery via their website and Uber Eats.

PRICE: 12-25€

ADDRESS: 123 Rue de la Gare, 79000 Niort



Your Breakfast Baskets – Just Like Home ☐

☐ Your morning begins here, at your own pace.

Breakfast is designed just like at home — prepared with care and tailored to your preferences:

1 ☐ A personal basket placed on the kitchen table the night before 2 ☐ A labeled box kept in the refrigerator ☐

These thoughtful touches are reserved for stays including breakfast. ☐ Coffee and tea are available to everyone in the kitchen.

☐ If your stay includes breakfast, you're welcome to cook an egg to your liking, or occasionally enjoy a little extra from the fridge reserve ☐

☐ Please consume only what has been prepared for you, and help keep the kitchen friendly and welcoming for everyone ☐ After breakfast, kindly tidy up or load your dishes into the dishwasher — just like at home ☐

If you need anything special, please let us know 24 to 48 hours in advance.

☐ The Maison d'Angélique team wishes you a beautiful morning.

Wellness On Site

Wellness and relaxation space

Distance: On-site / via video for support sessions with Mira, depending on the day.

The wellness area is currently being rearranged. Thank you for your patience if some sessions are not accessible at the moment 🙏

On the first floor of Koralia, a dedicated wellness bubble awaits you: infrared sauna, Chi Vitalizer, Psio glasses (light, sound & relaxation), massages, and individual support by appointment.

The infrared sauna provides gentle, deep warmth — helping you unwind and feel renewed — and pairs perfectly with a relaxing massage.

It's ideal after a day of appointments or exploring Niort: you release tension, naturally lighten the body, and enjoy deep relaxation, without having to get back in the car.

Several gentle care and relaxation options are available on-site, by reservation (48 hours in advance for some packages).

What if you left with more than rest? If your stay has made you want to finally take an hour for yourself — not to “do” something, just to truly breathe — an individual session is available, either in person here or online after your departure. No jargon. No complicated method. A conversation that starts from where you are. 🙏 [Book a session](#)

Full presentation here: <https://tidycal.com/chantlibrekinesio>.



Wellness at Koralia

Things to do

Wellness and Relaxation Space

Distance: On site

At 'La Maison d'Angélique', enjoy access to a relaxation area called "L'espace du Mieux-être" featuring an infrared sauna, Chi Vitalizer, relaxation by light therapy (Psio). Massage and kinesiology sessions are available by appointment. Ideal for all travelers wanting to unwind after a day exploring Niort, with year-round availability. Sessions may have an extra charge depending on the services chosen and are open to adults of all backgrounds.

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Old City Center - Local Markets

Distance: 500 m

Stroll just a few minutes to reach Niort's charming city center with its lively markets, boutiques, restaurants, and historic streets. Perfect for discovering the local culture, tasting regional specialties, or finding unique gifts. Most markets and shops are open year-round, making it suitable for families, couples, and solo travelers.

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Parc de la Brèche

Distance: ~600 m

The Jardins de la Brèche, formerly Place de la Brèche, are one of the lungs of downtown Niort...



This spacious city park is ideal for jogging, picnicking, or just relaxing under the trees. Children will enjoy the playgrounds, and adults can take advantage of the walking and running paths. Access is free and the park is open all year round.

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Walking circuits

Our 6 walking trails to make the most of the Marais Poitevin. All our trails are connected by marked links along the routes.



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Essential Niort

15 Best Things to Do in Niort (France) - The Crazy Tourist

On two hills in western France's Deux-Sèvres Department, the town of Niort has a workmanlike reputation founded on its financial services...



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The Poitevin Marsh

Welcome to the Marais Poitevin, a unique place where the land, shaped by man since the Middle Ages, today offers a natural landscape...



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Sport – Outdoor Activities

Distance: Throughout Niort and outskirts

Enjoy free transportation in Niort and its agglomeration to explore various sports facilities, swimming pools, and scenic river walks. The area offers options like jogging, in the neighborhood or along the

famous Quai Métayer, near Port Boinot (1.5 km from the house), cycling (bike rentals may be available), and water activities on the Sèvre river. Please ask your host or check the WhatsApp group for equipment and seasonal events.

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Co-Working - Community Events

Distance: On site

The living room can be booked for co-working or professional meetings. There are workshops on stress management and community group activities, which may be held on site or online. Ideal for digital nomads, remote workers, or long-stay guests. Check current availability with your host.

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Other activities (to be completed)

Please collect and share with us more recommendations for sightseeing, cultural visits, local sports, or leisure activities that you discovered and would like to suggest to new guests....

House Guidelines

You're in a shared house here, not a hotel. These few guidelines help everyone feel at home — you included.

Here's what we commit to on our side: a clean house when you arrive, respect for your quiet time, and a quick response if you need anything — Mira and Sylvie are reachable by WhatsApp or phone at any point during your stay.

Shared spaces

Treat them the way you'd want to find them: clean, available, welcoming.

Smoking

Not allowed inside, not even by an open window. Outside only, cigarette ends fully out, in the outdoor bins.

Quiet hours

The rooms are soundproofed, but the street carries sound. After 10pm, keep music and TV low. In summer on the terrace, the rooms under the Skydomes hear everything — after that hour, move like a cat on the rooftops 🐈

The kitchen

- Dishes washed, dried, and put away (or dishwasher loaded, run, and emptied).
- Fridge: your coloured box is your space. Respect everyone else's.
- Coffee machine: it runs a one-minute cleaning cycle before use — bring your own coffee beans if you're a heavy drinker.
- Rubbish: (end of stay or long stays) sorted and taken out once full. Collection is Tuesday morning (bins are outside, in the inner corner of the back courtyard, just before the garages).

Lights

- Turn everything off when you leave a room.
- During the day: open the curtains and blinds to let in what daylight there is (Venise Verte, Angélique's corridor side).
- Living room: the power strip to the right of the TV controls everything with its switch.

Your room

Keep it tidy — no food or appliances left on the floor — and leave shared equipment clean after use.

Pets

Not allowed in the property.

Noise / Parties / Guests

Having a friend or colleague over for a coffee or a meal is your own business — no need to check with us. If it grows into something bigger — an actual gathering, several people from outside at once — just give us a heads-up beforehand so we can plan around it together.

When the ground floor is booked out by a group — if you're staying upstairs (La Roussille, Mélusine) while a group has the ground floor, the same quiet hours apply on both sides: the group is renting the space, not the whole house's silence. The house isn't set up for parties or events.

Cables / Outlets

Don't unplug cables from the wall sockets. Power strips are available in the living room.

□ About Your Stay at Maison d'Angélique · Hotel · Coliving

Dear Guest,

La Maison d'Angélique is not a traditional hotel, but a unique coliving and well-being home operated under the French Professional Furnished Rental (LMP) framework. This means that each stay is part of a private, para-hotel experience, where guests enjoy the independence of a furnished home with the comfort of included services such as linen, cleaning, breakfast, and access to our shared kitchen and relaxation areas.

The word "Hotel" in our name refers to our spirit of hospitality rather than to a legal hotel classification. The house is therefore not a public-access hotel within the meaning of French law: access is limited to registered guests with confirmed bookings, and there is no public reception or restaurant on site.

Please help us preserve the calm and comfort of this shared space: – Quiet time after 10 p.m. in common areas – Shared kitchen kept clean after use – Selective sorting of waste according to local guidelines

La Maison d'Angélique operates in full compliance with French safety, privacy, and data protection regulations (GDPR). All personal information is handled confidentially and never shared with third parties without consent.

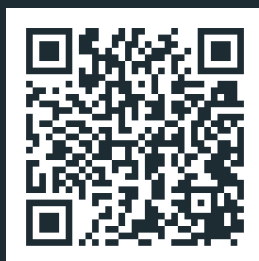
We sincerely thank you for contributing to the warm and respectful atmosphere that makes Maison d'Angélique such a special place to stay.

With gratitude,

Mira B. Bodson

Maison d'Angélique · Hotel · Coliving 23 Rue Madame de Caylus, Niort – France

Find this guide online



Always up to date, in your language, with videos and
interactive links.

Koralia - La Maison d'Angélique - Niort

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