

# Terms & Conditions 2026



## PAYMENT TERMS

To confirm your reservation, a **deposit of 30%** of the total rental fee is required. The remaining balance must be settled no later than six weeks before your arrival date. For bookings made, less than six weeks before arrival, full payment is required at the time of booking.

## SECURITY DEPOSIT

A refundable security **deposit of €350** is required and must be transferred to us before your stay. This deposit will be returned within 7 days after check-out, provided no damage, missing items or violations of the house rules are detected.

## CANCELATION POLICY

- **Free Cancellation Period**
  - Guests may cancel the reservation up to 30 days before check-in, with a 100% refund.
- **Partial refund**
  - Cancellations made between 30 and 15 days before check-in will receive a 50% refund.
- **Non-refundable period**
  - Cancellations made less than 15 days before check-in, are non-refundable.

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- **No-Show**
  - If the guests does not arrive and does not cancel, the total reservation amount in non-refundable.
- **Early Departure**
  - After check-in, no refunds or partial refunds will be issued in case of early departure.
- **Exceptional circumstances**
  - Events such as flight delays, cancelations, strike, weather conditions or local events do not alter the terms of this cancelation policy. We recommend guests purchase travel insurance to cover unforeseen situations.
- **Host-Initiated Cancellation**
  - If the host must cancel due to reasons beyond control (eg: urgent maintenance, safety issues) guests will receive a 100% refund, and we will assist - when possible . In suggesting alternative accommodation in the area.

## **PAYMENT INFORMATION**

Payment details for transfers will be provided in the booking confirmation email, to ensure accuracy and security.

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## **CHECK-IN**

Starting at 4:00 pm.

## **CHECK-OUT**

By 10:00 am. (late check-out may be arranged upon request).

## **OCCUPANCY LIMIT**

While the property is equipped with beds for up to six people, we kindly request that occupancy is limited to four guests for optimal comfort and to maintain the quality of your stay.

As an exception, we are happy to accommodate a family of five, provided it includes young children. Please contact us in advance to discuss this arrangement.

We appreciate your understanding and cooperation in adhering to these guidelines.

## **NO PARTY POLICY**

To ensure a comfortable and enjoyable experience for all guests and neighbours, we kindly ask that no parties, events, or large gatherings be hosted at the property. The property is intended for the exclusive use of registered guests and should not exceed the agreed-upon occupancy limit.

We appreciate your understanding and cooperation in maintaining a peaceful environment. Failure to adhere to this policy may result in immediate termination of the booking without refund.

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## **NON-SMOKING POLICY**

For the comfort and well-being of all our guests, the property is strictly non-smoking indoors. We kindly ask that any smoking take place only in the outdoor, where proper disposal of cigarette waste is ensured. We appreciate your cooperation in maintaining a clean and pleasant environment for everyone.

## **PET POLICY**

While we love animals, we kindly ask that pets are not brought to the property. This policy helps us maintain a clean and allergy-free environment for all our guests. We appreciate your understanding and cooperation.

## **WOOD-BURNING STOVE**

The wood-burning stove gets very hot when in use. Please be cautious and avoid direct contact. Stay warm, stay safe!

## **SWIMMING POOL USE**

The swimming pool is not supervised. Guests are responsible for their own safety and must ensure that children are supervised at all times while in or around the pool area. The management is not liable for any accidents or injuries."

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## **WASTE RECYCLE**

We kindly ask our guests to help us care for the environment by sorting their waste for recycling, in the available bins outside the house. On your check-out day, please drop your recyclables at the containers located next to the restaurant 'A Rainha.' Thank you for your cooperation and for helping us keep our space eco-friendly!

***Thank you for taking the time to read through our Terms & Conditions.***

***We're delighted you've chosen to stay at our holiday home and hope these guidelines help ensure a smooth and enjoyable experience for everyone. If you have any questions or special requests, please don't hesitate to reach out—we're here to help!***

***We look forward to welcoming you and wish you a relaxing and memorable stay with us.***

***Warm regards,***

***Casa Elias***