

**Gite de la Lande Cuves**  
**Terms and Conditions**

The price for rental of the Gite is per night, including bed linen and towels. The Gite is for 2 adults, no children, and is non smoking. The price includes taxe de séjour, which is a tourist tax payable by guests per person per night. A refundable security/damages deposit of €200 will be charged on arrival.

To reserve the Gîte, if booking through our website, (otherwise follow the booking agents terms) please first check current availability and price (either by e-mail or phone). Then read the Terms & Conditions, complete the booking form, and send it to us (by e-mail or post), together with the initial non-refundable deposit (25% of the total rental due) or full payment, if booked within 8 weeks of arrival.

Following receipt of the booking form and deposit, we will send/e-mail a confirmation. This is the formal acceptance of the booking.

Full payment is due no later than 8 weeks before the arrival date. If this is not received by the due date, we reserve the right to seek an alternative booking, and cancellation charges will be implemented.

Time of arrival is 15h.00-19h.30 on Saturday (or another day by prior agreement). If you need to arrange a time outside these hours, please contact us in advance. Our check-out time is 10h.00 on your day of departure, to enable us to prepare for our next guests.

The Gite is unsuitable for wheelchair access, as there are steps up to the door. There is also a staircase leading up to the bedroom and bathroom.

The Gîte known as Gîte de la Lande Cuves is available for self-catering accommodation, rental from Shelley Weston Green (the Owner) to you the renter (the Client) named on the booking form.

Cancellation: should you need to cancel your booking after it has been confirmed, the person making the booking must notify us in writing. In the event of a cancellation, the following charges, based on the basic rental cost, are payable from the date we receive your notification. **We would advise you to insure against cancellation.**

More than 56 days before the starting date – initial 25% deposit payment

56 -29 days – 50%, unless we can rebook the property, in which case we will refund any payment to the level of the subsequent booking, less the deposit

28 days or less – 100%, unless we can rebook the property, in which case we will refund any payment to the level of the subsequent booking, less the deposit

Security deposit: A refundable security deposit of €200 is payable on arrival, by cash or cheque.

You are required to leave the property tidy and in good order when you leave. The deposit will be held and returned to you within 14 days of the end of your holiday, subject to a satisfactory inspection of the property. If at any time you discover that anything is damaged, you must let us know immediately, otherwise we will assume the loss / damage has been caused by yourselves. We reserve the right to deduct from the deposit the cost of any damage to the property or its fittings and equipment, although the Client's liability is not limited to this amount. We hope not to have to levy any such charge except in exceptional circumstances.

Cleaning: The Client agrees to be a considerate tenant and to take good care of the gite and the facilities. The Client also agrees to leave the property in a clean and tidy condition at the end of the rental period.

**Insurances: We cannot be responsible for any failure on your part to make the necessary travel arrangements, or delays or cancellations. It is your responsibility to take out any insurance that you may require against such eventualities. You are strongly recommended to arrange a fully comprehensive insurance policy (including cancellation cover) and to have full cover for the party's personal injury and belongings, public liability etc., since these will not be covered by the Owners' insurance.**

The rental period commences at 15h.00 on the first day and ends at 10h.00 on the last day. The Owner will not be obliged to offer the accommodation before the time stated and the Client will not be entitled to remain in occupation after the time stated. Your co-operation in complying with this is appreciated so that there is sufficient time to prepare the property for the following clients, although we will consider reasonable requests to vary the times, if possible.

The Gite is provided for the persons named on the booking form. We must be informed in advance of any alteration. The maximum capacity of the Gite is two people and this must not be exceeded.

Only the number of people stated on the booking form may occupy the property, even if the maximum occupancy is not reached.

The Client agrees not to act in any way which would cause a nuisance or disturbance to those residents in any neighbouring property. Should we consider your behaviour to be unacceptable, we reserve the right to ask you to leave the Gîte. No refunds will be made.

The Client shall report to the Owner, without delay, any defects or breakages in or outside the Gîte or breakdown in any equipment or appliances in the Gîte or garden. Arrangement for repairs and/or replacements will be made as soon as possible.

Under no circumstances shall the Owners' liability to the Client exceed the amount already paid to the Owners under this booking.

The rental is inclusive of water, electricity and use of the garden of the Gîte. Heating is included in the price except for the period from the second Saturday in October to the third Saturday in March, when a €30 supplement per week is applicable.

Bedding, linen and towels are provided, for use only inside the Gîte. Clean linen will be provided on Saturday for stays of 2 weeks or more. Additional towels for use at the local pool or to take to the beach are available for hire at €3 per towel, if required. You will be responsible for any other washing during the course of your holiday. The nearest Launderette is at the SuperU supermarket at Brecey

The Owners operate a no smoking and no pets/animals policy inside the property for the comfort of other guests. Any Client disregarding this condition will forfeit their security deposit. Smoking is restricted to designated areas of the garden.

Pets are not permitted in the property. However if you wish to bring up to 2 horses they can be accommodated in the paddock next to the gîte at a price to be agreed upon, prior notice is essential

The Owners shall not be liable to the Client:-

- a) for any temporary defect or stoppage in the supply of public services to the property, or in respect of any equipment, plant, machinery, or appliance in the property or garden.
- b) for the loss, damage or injury, which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners.
- c) for the loss, damage or inconvenience caused to or suffered by the Client if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the Owners shall within seven days of notification to the Client, refund all sums previously paid in respect of the rental period.
- d) for any loss, injury, death or damage which may be incurred while staying at the property
- e) for the personal safety and security of guests (or their belongings) whilst on our premises / using items supplied by ourselves.

Under no circumstances shall the Owners liability exceed the amount paid by the Client to the Owners for the rental period.

This contract shall be governed by French law in every particular, including formation and interpretation and shall be deemed to have been made in France. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in France.