

Ma Cagouille

General Terms of Rent - My Little Cottage

The best reception will be reserved for our hosts. The landlords will personally make sure that the guests will be given the necessary attention.

This contract is exclusively meant for holiday reservations in cottages. The property is reserved for the landlords listed above (except punctual permission from the owner). The present contract is established for a particular number of people. If the number of guests exceeds this number, the owner will refuse the additional guests. This refusal can under no circumstance be considered as a modification or a breach of contract with the initiative from the landlords.

It is the duty of the tenant to personally take care of the place, to occupy it, "as a good father" and to maintain it. Neither the tenant nor his family must disturb the calmness of the neighbourhood.

Subleasing is not allowed.

I - Reservation and payment:

The reservation becomes effective as soon as the tenant sends to the landlords

- A deposit corresponding to 25% of the total price of the stay
- The contract signed and returned by post or email

A copy of the contract, signed by the landlord will be sent to the tenant.

The price includes all charges.

The balance must be settled a month before the beginning of the contract.

In case of reservation less than 40 days before the beginning of the stay, the total amount could be demanded during reservation.

Modes of payment: Bank transfer, personal cheque (French cheques only), cash or PAYPAL

II - Cancellation – Delay:

1) Cancellation initiated by the Tenant

- All cancellations must be done with a registered letter to the landlords (After a phone call).
- If the cancellation is done more than a month before the beginning of the stay, the amount deposited shall remain with the landlords.
- If the cancellation is done less than a month, there will be no refund.

2) Cancellation initiated by the landlords

- Cancellation before the beginning of the stay: The tenant will be informed by a registered letter (After a phone call).
- The full amount deposited will be given back to the tenant without any deduction.
- Modification of a substantial part of the contract before the beginning of the stay: The tenant, who will be notified by a registered letter, may either cancel the contract and the amount deposited will be reimbursed or accept the proposed modifications. An amendment to the contract specifying the changes made is then signed by the two Parties.
- If during the stay, there is any difficulty in providing an important part of the services proposed in the contract, which represents a huge amount paid by the tenant, the landlord will refund the difference before the end of the stay.
- In case of postponed arrival, the total cost of the accommodation remains with the landlords and the tenant will not be able to ask for an extension of stay. Vice versa if he moves out earlier, the landlords will not refund any part of the rent.
- If a delay of more than three days from the scheduled date is not pointed out by the tenant, the landlord has the right to rent the cottage out to someone else and also has the right to keep the amount deposited. The tenant loses any right with respect to the occupancy.

Date & signature of Tenant :

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III – Swimming pool (open from 01/06 to 30/09, and heated from 15/06 to 30/08):

The pool is opened from 10:00am - 1:00pm and from 3:00pm - 8:00pm, except cases of absolute necessity. Guests should note that there is no supervision at the pool. It is only reserved for people living in the cottages, “Bed and Breakfast” and the landlords.

It is the responsibility of parents to supervise their children at the poolside.

Users of the pool must:

- Respect the rules displayed on the notice board.
- Not swim after using any cream lotion or suntan oil, and do their best to respect the quality of the water.
- Use a swimsuit reserved only for swimming.
- Use towels supplied by themselves.
- Ensure that the door is locked after every entry or exit.
- Respect the tranquillity of each user by avoiding any noisy games or shouting.

It is advised that Third Party Liability Insurance must cover anyone using the pool. The Third Party Insurance is the responsibility of anyone using the pool.

The landlords will not be responsible for any accident.

If these rules are not respected, the landlords will withdraw authorization without any compensation of any kind.

IV – Facilities:

The guests will have free access to (equipments to share with the occupants of the other cottage and the occupants of the rooms “Bed and Breakfast”):

- Recreation room (Ping Pong, Table football,), from 01 June to 30 September
- The whole field (11.000 m²)

V – Hours:

Arrival time is scheduled for Saturday afternoon at 4:00pm and departure time is on Saturday morning before 10:00am.

VI – Deposit:

Two deposits will be made on the arrival day, an amount of

- 100.00€ for housekeeping
- 300.00€ to cover the cost of any damage occurred during your stay.

These deposits will be paid by two cheques (Euro for the French, Pound Sterling or US Dollars for Foreigners) or in cash, when the key is delivered. The tenant will receive a receipt as soon as the deposit is made.

1) Collateral:

The premises rented are furnished with kitchen equipments, dishes, glassware, blankets and pillows. At the beginning of the stay, an inventory of fixtures, an assessment listing the state of the premises and the equipments, item by item will be given to the tenants.

The latter has 24 hours after his arrival to report any missing or broken item and any equipment with an abnormal functioning. If the time limit is exceeded, all materials and equipments will be considered present and in perfect working condition.

In case of dispute, these documents will be the source of reference.

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2) Housekeeping:

You took possession of a clean place hence when moving out it must be left clean. That is:

- Floors vacuumed and cleaned.
- Dishes washed and tidied.
- Kitchen equipments, toilets, shower rooms and bathrooms cleaned with provided cleaning products.
- Beds unmade.

If you think you will not be able to do the housework yourself, or if you prefer to leave your deposit for us to do it, you should let us know within a minimum of 48 hours so that we could call on someone.

If necessary, on the departure day, the landlord or his representative shall be entitled to claim the following:
The cost of the housework (Inclusively fixed at 100.00€)

The total price of replacement items, furniture or broken objects, cracked, chipped or damaged and those that exceed normal wear for the duration of the rental, the cleaning cost for dirty quilts, compensation for any kind of damage on the curtains, wallpapers, ceilings, carpets, wall-to-wall carpeting, windows, bedding etc.

If no damage is caused in the inventory of fixtures at the time of departure, the landlord will give back the deposit cheque to the tenant, at least two weeks after departure, to ensure that everything is in order. On the contrary, if there are any damages, the landlord will use part of the deposit for repairs and the balance will be given back to the tenant within two months.

The landlord will choose an independent professional or an independent authorized agency to do an estimation of the rehabilitation. If the deposit is less than the cost of rehabilitation, the tenant must agree to settle the difference.

If this is not settled amicably, the matter will be taken up by the district court where the housing is located.

VII - Linen:

All Bed linen will be provided by the landlord. Making of beds are also in his charge.

Every Saturday, the tenant can ask for a new bed linen from the landlord in exchange for the dirty one. (It is the duty of the tenant to make and unmake the beds).

Towels and kitchen towels can be provided (7.00 €/person/week).

Pool towels are not included.

VIII – Miscellaneous:

We love animals, we have got a dog and a cat, for their serenity, we cannot accept those of our guests. Possible exceptions on request, thank you for contacting us about it.

Smoking is not allowed in the whole house including the bedrooms.

The landlord is not responsible for any theft; each tenant is responsible for the safety of his properties. He must also ensure the locking of doors and windows during his stay.

The use of the swing, which is reserved for children from 3 to 12 years, is under the full supervision and responsibility of their parents.

The tenant must insure himself against rental risks (fire, water damage). Lack of insurance, in case of disaster, will result in damages.

The landlord agrees to insure the housing against rental risks for the benefit of the tenant. The latter has to report, within 24 hours, any accident in the housing, its outbuildings or accessories to the landlord.

Any request made by the landlord or his representative to visit the premises should not be rejected by the tenant.

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Ma Cagouille

Etat descriptif – Petit gîte

Adresse du lieu loué : 66, route de Meursac
17260 MONTPELLIER DE MEDILLAN

Type de location : maison mitoyenne à celle du propriétaire
Un autre gîte et deux chambres d'hôtes également situés dans la propriété.

Type de construction : longère Charentaise rénovée
Surface habitable : 63 m2 + jardin privatif (salon de jardin et barbecue à disposition)

Détails des pièces + équipements (plain pieds) :

- * entrée – cuisine intégrée (11 m2), avec gazinière, réfrigérateur, congélateur, lave vaisselle, lave linge et micro-ondes
- * pièce à vivre avec salon, coin repas (25 m2)
- * salle de bain avec baignoire, lavabo, WC
- * WC séparés
- * chambre 1 (10 m2) : 2 lits de 90 avec un placard
- * chambre 2 (9 m2) : 1 lit de 160 avec une armoire

Situation de la location par rapport aux principaux équipements :

- * gare SNCF la plus proche : Saintes ou Pons = 18 Km
- * aéroports les plus proches : La Rochelle = 90 Km
Bordeaux = 120 Km
Nantes = 230 Km
- * sorties d'autoroute : Saintes = 20 Km
Pons = 17 Km
- * supermarchés et tous commerces : Gémozac ou Cozes = 11 Km
- * plage la plus proche : Meschers = 25 Km
- * cabinet médical : dans le bourg (500 mètres), avec médecins, kinés, dentiste, infirmières,

- * distance par rapport à : Saintes (18Km) – Royan (25 Km) – Cognac (40 Km) – La Rochelle (85 Km)
Bordeaux (120 Km) – Futuroscope Poitiers (150 Km) –
Zoo de La Palmyre (40 Km)

Coordonnées GPS : *Latitude* = N 45° 38' 6.151"
Longitude = W 0° 45' 10.624"

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