

times cause you difficulty, please advise us at the time of booking.

17.3 Normal changeover day is a Saturday. Other changeover days may be possible, subject to availability and must be agreed with the owners at the time of booking.

#### **18. INFORMATION**

18.1 We reserve the right to make modifications to the property specification that are considered necessary in light of operating requirements. In the interest of continual improvement we reserve the right to alter furniture, amenities, facilities, or any part of any activities, either advertised or previously available, without any prior notice. (See also clause 7).

#### **19. PETS**

19.1 Pets are welcome only with our express permission. This must be agreed prior to making the booking.

#### **20. OUR LIABILITY**

20.1 We cannot be held responsible for noise or disturbance originating beyond the boundaries of the property or which is beyond our control.

20.2 We cannot be held responsible for the failure of public utilities such as water, gas and electricity.

20.3 We cannot accept responsibility for losses or damages caused by strikes, fire, storms, floods, airport or ferry closure or any other event beyond our control.

20.4 We cannot be held responsible for any injury, loss or damage to you personally, your belongings or your vehicles when using the accommodation, grounds, equipment or other amenities. The use of these amenities is entirely at your own risk and we accept no responsibility. It is the responsibility of parents to supervise their children.

20.5 Under no circumstances shall the Owner's liability to the Renter exceed the amount paid

#### **21. INSURANCE**

21.1 We strongly recommend that you take out comprehensive travel insurance.

#### **22. NOTES**

22.1 As with most of rural France, this property is serviced by a fosse septique. It is absolutely critical that nothing other than the toilet paper supplied is flushed down the toilets. All other items cause an immediate problem. For this reason toilet paper, cleaner and disposable bags will be provided during your stay.

*This contract shall be governed by European law in every particular including formation and interpretation and shall be deemed to have been made in Europe.*

by you.

## **7. CANCELLATION BY THE OWNERS.**

7.1 In the unlikely event of a significant change or cancellation of your booking by us, we will inform you as soon as possible. A full refund will be provided within 7 days.

## **8. CANCELLATION BY YOU.**

8.1 Any cancellation by you (for whatever reason) must be provided in writing. The effective date of cancellation is the date we receive written notification.

8.2 Cancellations less than 4 weeks prior to arrival will be charged at full cost. Cancellations received between 6 and 4 weeks prior to arrival will be charged at 75% of the full rate.

## **9. YOUR RESPONSIBILITIES**

9.1 You must keep the property and all the furniture, fittings, facilities, equipment and grounds in the same state of repair and condition as at the commencement of the holiday, and in the same state of cleanliness and general order in which it was found. You will be responsible for the payment of any breakages, replacements, loss or damage to the property caused by you. The owner reserves the right to make deductions from the security deposit for any extra cleaning and to claim for any damage or loss, the cost of which exceeds the security deposit.

9.2 The renter will be responsible for the loss of or damage to any equipment outside of the gite being used by any individual who is a party or guest to the rental group, and will report any defect or damage at the earliest opportunity. This includes pool facilities, bicycles and sports equipment. The owner will arrange for the replacement of or repair to any equipment as soon as practicable.

9.3 For the comfort of all guests, smoking is strictly forbidden inside the gite.

## **10. NUMBER OF PEOPLE USING THE PROPERTY**

10.1 Only the number of persons stated in the booking may use the property unless otherwise agreed with the owners. The maximum number of people, including infants allowed at the property may not be exceeded. The owners have the right to terminate hire of the gite without prior notice and without refund or compensation if the agreed numbers are exceeded.

## **11. ACCESS**

11.1 We shall be allowed access to inspect the property prior to your departure. We also have the right to access the property during your stay to carry out any maintenance.

## **12. BEHAVIOUR**

12.1 The person signing the contract is responsible for the correct and decent behaviour of the party. Should a member of your party not behave accordingly, we may use our absolute discretion to terminate the holiday of the person(s) concerned. In this situation, the person(s) concerned will be required to leave the accommodation. We will not have any further responsibility toward such person(s) including any return travel arrangements. No refunds will be made and we will not pay any expenses or costs incurred as a result of the termination.

## **13. ADDITIONAL SERVICES AT THE PROPERTY**

13.1 Payment for additional services such as babysitting is normally made on location.

## **14. LINEN**

14.1 Linen is included with the rental and automatically changed once a week. If you require more frequent changes, you should request this at the time of booking (there may be an additional charge).

14.2 We recommend that you take your own cot linen for your baby's comfort. If you do not wish to take your own, please tell us at the time of booking so we can provide it.

## **15. GROUNDS**

15.1 Young children must not be allowed to wander unaccompanied in the grounds of the property.

## **16. SECURITY AND VALUABLES**

16.1 Valuables left at the property are left at your own risk. We are not responsible for any loss. Proper care must be taken against theft and burglary. It is essential, and also your responsibility, to ensure that all doors and windows are closed and locked when leaving the property. No refund can be given should you decide to vacate the property as a consequence of a burglary.

## **17. ARRIVAL AND DEPARTURE**

17.1 Arrival is after 16.00 hours local French time (normally GMT + 1 hour).

17.2 You must vacate the property by 10.00am local French time on the day of departure. If these

Domaine  
de Juliette



**Rental Contract / Terms & Conditions**  
**Domaine de Juliette at Sainte Marthe, Eymet, 24500 France**

In these Terms & Conditions, 'renter', "you" and "your" means all persons named on the booking form

including anyone who is added or substituted at a later date. "we" "us" "our" and "owner(s)" means the owners, Brian and Denise Anthony of St Marthe, Eymet, 24500 France.

**1. THE PROPERTY**

1.1 The gite property situated as part of Domaine de Juliette is offered for holiday rental subject to confirmation by the owners, Brian and Denise Anthony.

**2. HOW TO BOOK**

2.1 You must contact us prior to making a booking to obtain confirmation of availability. Subject to availability, and on your request, a provisional booking will then be made. A non refundable deposit of 30% of the total rental cost must then be paid within 10 days of making your provisional reservation (refer to clause 3.1 below). Failure to meet this requirement may result in a cancellation of the provisional booking.

**3. PAYMENT**

3.1 All prices net in UK GBP Sterling Pounds. Bank charges for international transactions will be borne by you. Accepted payment methods: cheque, bank transfer.

3.2 The balance and security deposit must be paid not less than 6 weeks (42 days) prior to your arrival at the property.

3.3 We are entitled to cancel the booking if the balance is not paid on time (refer to clause 8)

3.4 Bookings taken within 6 weeks of your arrival must be paid in full, including the security deposit (see clause 6)

**4. CONFIRMATION AND RENTAL CONTRACT**

4.1 Once we have received your booking and all appropriate payments, we will confirm your booking by email. Please check all details carefully as soon as you receive them. If any of the information appears to be incorrect, please contact us immediately, as it may not be possible to make changes at a later date. Receipt of payment and signed booking form serves as acceptance of these booking terms and conditions.

**5. RENTAL**

5.1 Domaine de Juliette gites are fully furnished and equipped. The rental price includes:

- electricity, gas and water costs. Wood for the wood burners will be charged at the local rate at that time.

- bed linen and towels (beds will be made up for your arrival)

- baby cots and high chairs (please request when booking)

Cleaning is not included. Guests are expected to leave the gite in a clean and tidy state upon departure.

Free use of bicycles, games equipment, boules and badminton.

5.2 We reserve the right to make changes to and correct errors in advertised prices at any time before your holiday is confirmed. We will advise you of any error of which we are aware of at the time of booking.

**6. SECURITY DEPOSIT**

A security deposit of £200 is payable in advance together with the final balance (in exceptional cases this can be paid on arrival). This will be returned to you within 1 week of departure, unless replacements or repairs to the property and its contents are required. Bank charges for international transactions, incurred when refunding the security deposit, will be borne