



TERMS & CONDITIONS

- **When availability is confirmed please complete the booking form and return it to us by email so that we have all your details along with a non-refundable 25% deposit to be paid by bank transfer.**
- During the summer months (end of May through to mid September) all of the cottages are rented out without heating as we would expect the weather to be warm enough not to require it. Unfortunately, we do not have enough electricity to install electric heaters in the cottage whilst heating the pool.
- The owners reserve the right to refuse any booking without an explanation. In the event of this happening the guest will be advised in writing of any such refusal and all payment will be refunded to the guest.
- The balance of the rental, plus the security deposit is payable not less than 8 weeks before the start of the rental period. If the balance is not received within the stated period the owners will contact the guest by e-mail or telephone to advise them accordingly. Whatever the outcome of such contact the Owners reserve the right to give notice in writing that the reservation is cancelled.
- Reservations made within 8 weeks of commencement of the rental require full payment at the time of booking.
- A security deposit of £200 (two hundred pounds) for each rental period is required when full payment is made for any damage caused to the Owners property or contents. However, the sum reserved by this clause shall not limit the guest's liability to the Owners. The Owners will account to the guest for the security deposit and refund the balance due within 2 weeks of the end of the rental period.
- The rental period shall commence at 5.00pm on the first day and finish at 10.00am on the last day.
- The maximum number of people residing at the cottage must not exceed that stated in the literature unless permission has been granted by the Owners in writing. If any guest is exceeding these numbers in the property or on the Owners land a surcharge will apply on a pro-rata basis.
- The Owners will provide bedding, bed linen and tea towels. Personal towels and linen for the cots are not provided.
- The Owners operate a no smoking policy inside all cottages for the comfort of future guests. Any guest disregarding this condition will forfeit their security deposit.
- The guest and their party agree to be considerate tenants, take good care of the property and it's contents and leave the cottage as you found it at the beginning of your stay or pay for a final clean* (*amount for each cottage is shown on your booking form*). The Owners reserve the right to make a retention from the security deposit of £15 per hour to cover cleaning costs if the guest leaves it in an unacceptable condition. The guest also agrees not to act in any way that might cause disturbance to neighbouring properties.
- The guest shall report to the Owners without delay any defects in the property or breakdowns of failure of equipment of appliances. The Owners will then be able to rectify these failures at the earliest opportunity.
- Under no circumstances shall the Owners liability exceed the amount paid to the Owners for the rental period.
- Once the Owners confirm the booking, these booking conditions form part of the contract.
- Guests are advised to take out adequate travel insurance.



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- **The Owners shall not be liable to the guests for:**
 - (a) *Any temporary defect, stoppage, restriction on water supplies and other services to the property that are beyond our control. This includes hose pipe bans for the topping up of swimming pools.*
 - (b) *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) *The loss, damage or inconvenience caused to or suffered by the guest 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 guest refund all sums paid.*
- WiFi is available in all of our cottages, all our guests are responsible for any illegal internet activity on our system. It is provided on an “as available” basis and to the fullest extent permitted by law, we hereby exclude all and any warranties all conditions of any kind, whether express or implied, in respect of the service and the content or data obtained or downloaded from it. You acknowledge that use of the service is entirely at your own risk. Without prejudice to the foregoing generality we do not warrant that the service will be uninterrupted, timely, and secure or error free at all times or will meet your requirement; and we are not responsible for security integrity, accuracy, suitability or completeness of any information that you transmit or receive whilst using the service.
- Due to all our cottages having a limited supply of electricity the charging of any electric or hybrid car is strictly forbidden. There are dedicated charging points in some of the local villages. Please ask us for further information as some UK hybrid cars are different to French specifications due to the lack of electricity in private homes.
- The use of accommodation and amenities where offered such as swimming pool etc is entirely at the user’s risk and no responsibility can be accepted for injury to a user or visitor and loss or damage to the user’s or visitor’s belongings.
- No responsibility can be accepted for any loss or damage to any motor vehicle or its contents.
- The bringing of pets on to The Property is forbidden except with the written permission of The Owner.
- No camping is permitted on The Property grounds.

* **Cost of a final clean does not include the oven, hob or grill pan.**