

TERMS & CONDITIONS

1. YOU

1.1 In these Terms & Conditions, "you", "your" and "your party" means all persons named on the booking form including anyone who is added or substituted by mutual agreement with us at a later date. The person completing the form is deemed to represent and accept responsibility for the rest of the party.

2. US

2.1 In these Terms & Conditions, "we" "us" "our" refers the gîte owner(s) named as payee on the booking form & / or their designated local manager(s).

3. GITE

3.1 In these Terms & Conditions, "gîte(s)" means the holiday / vacation rental property named on the booking form, or any substituted by mutual agreement with us.

4. BOOKING

4.1 Bookings can be requested by email, by telephone, by website enquiry forms or via our online booking links.

4.2 Subject to availability, a reservation letter will be emailed to you following a booking request.

4.3 Price for the gîte rental, whether requested in euros or sterling, will be confirmed on the reservation letter along with the amount of booking deposit required and the balance due date; we reserve the right to correct errors in any advertiser's prices by means of the reservation acceptance letter.

4.4 Both the reservation letter and the e-booking form are sections of your rental contract with us. A copy of the terms and conditions is also linked to, and forms an integral part of the e-booking form, you are deemed to have read, understood and agreed to these terms and conditions, by emailing us your completed e-booking form.

4.5 On receipt of your completed e-booking form we will hold the dates for 5 days pending receipt of your booking deposit, which is normally 150€ or £150 per week reserved.

4.6 Failure to pay the deposit will result in the booking being void and the dates will be re-advertised as available.

4.7 On receipt of both the completed e-booking form and deposit payment a confirmed booking will exist.

4.8 The final balance is payable 6 weeks before your arrival date, failure to pay will result in the booking being cancelled.

4.9 Bookings requested within 6 weeks of arrival are payable in full upon acceptance, unless otherwise agreed in writing.

5. THE RENTAL PRICE INCLUDES

5.1 Furnished gîte accommodation, equipped for the number of guests stated on the e-booking form.

5.2 Unrestricted access to the gîte from 16:00 on your day of arrival until 10:00 on your day of departure.

5.3 Utility costs.

5.4 Bed linen supplied and beds made on arrival, for each bedroom booked.

5.5 Kitchen towels, tea towels, oven gloves and bath mats.

5.6 Reasonable change-over preparation of the gîte.

5.7 Local taxes.

5.8 Use of our Brittany Ferries discount code for your travel to and from the gîte.

6. THE RENTAL PRICE EXCLUDES

6.1 Charges for international bank transactions : transfers should be processed with fees payable by you.

6.2 PayPal or Easy Book fees : 5% will be added to the gîte rental price to cover the charge to us made by the service provider.

6.3 Security deposit.

6.4 Bathroom towels : if required, towel sets can be selected as an optional extra on the booking form.

6.5 Travel cot with bedding, plus highchair : if needed, baby equipment in La Belle Maison can be selected as an optional extra on the booking form.

6.6 Cleaning, over & above reasonable change-over preparation : if preferred, an end of stay cleaner can be selected as an optional extra on the booking form.

7. SECURITY DEPOSIT

7.1 Any security deposit requested by us will be detailed on the reservation letter.

7.2 The security deposit will be returned to you within 14 days of departure, unless repairs to the gîte are required which cannot be costed within that period.

7.3 We reserve the right to make deductions from the security deposit, including:

(i) any charges due under section 6 that have not been pre-paid by you;

(ii) loss of, damage to, or breakage of : keys, locks, key safes, fixtures, fittings, furniture, sanitary-ware or garden equipment, during your stay, equal to the invoiced cost of repair &/or replacement of the item(s) including associated labour &/or delivery charges;

(iii) item(s) listed on the equipment inventory that are lost, damaged or broken and not replaced by you;

(iv) excessive end of stay cleaning above normal changeover preparation, if an optional cleaner has not been booked;

(v) misuse of the fosse septique or the wood burner resulting in charges to us by outside agencies;

(vi) unreasonable call outs by you of local managers resulting in charges to owners who are not on-site;

(vii) waiting time charged by our change-over team due to your late departure on the final day.

7.4 If any deductions under clause 7.3 are necessary, we will provide an itemised breakdown of the charges applied.

7.5 Please note payment of a security deposit does not limit your liability to us, including consequential damage – we strongly suggest you hold adequate insurance.

8. CANCELLATION AND CURTAILMENT

8.1 Non-payment of the final balance by the due date, will result in the booking being treated as having been cancelled by you.

8.2 Cancellation by you 43 or more days before your arrival date will result in you forfeiting your deposit payment which is strictly non-refundable and non-transferable.

8.3 Cancellation by you 42 or less days before your arrival date, or curtailment by you after arrival, will be charged at the full booking cost.

8.4 In the very unlikely event of the cancellation of a reservation by us prior to your arrival, we will let you know as soon as this becomes necessary and offer you the choice of a full refund within 7 days or alternative gîte accommodation, if