



Terms & Conditions

Les Gites du Sanglier
2, Poulancre d'en Bas
22320 St. Mayeux,
France.

Email: contact@breton-gites.com

Definitions: *The Property:* The cottage(s) at 2 Poulancre d'en Bas identified on the Reservation Form.
The Owner: Andrea & Luke Twelves
The Client: The Party Leader whose name and signature appear in the Reservation Form.

1. The Property is offered for holiday rental by *the Owner* to the *Client*.

2. To reserve *the Property*, *the Client* should complete and sign the booking form and return it with the non-refundable 10% deposit to *the Owner*. Following receipt of the booking form and deposit, *the Owner* will send a confirmation email. **This is formal acceptance of the booking.**

3. The balance of the rent is payable not less than 8 weeks before the start of the rental period. If payment is not received by that date, *the Owner* reserves the right to give notice in writing that the reservation is cancelled. *The Client* will remain liable to pay the balance of the rent unless *the Owner* is able to re-let *the property*.

4. In the event of a cancellation by the client: *The Client* will remain liable to pay the balance of the rent unless *the Owner* is able to re-let the property. In the event that the property cannot be rebooked, payment will be refunded but any expenses or losses incurred will be deducted from the refundable amount.

In the event of a cancellation by *the Owner*: if for any reason *the Owner* is obliged to cancel *the Client's* booking, all monies paid to date will be refunded in full. This is the limit of *the Owner's* liability.

5. *The Client* is strongly advised to arrange comprehensive travel insurance (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc., since these are not covered by *the Owner's* insurance.

6. A security deposit of £300 per cottage is required in case of, for example, damage to the property or its contents by *the Client* or *the Client's* party. This security deposit may be paid at the same time as the booking deposit. *The Owner* will refund the security deposit within one week of the end of the rental period if no untoward damage has occurred, or excessive cleaning costs are incurred.

7. Any chargeable expenses arising during the rental period shall be settled locally with *the Owner* before departure.

8. The rental period shall commence at **4pm** on the first day and finish at **10am** on the last day. *The Owner* shall not be obliged to offer the accommodation before the time stated and *the Client* shall not be entitled to remain in occupation after the time stated. These times are flexible by arrangement.

9. The maximum number to reside in the property shall not exceed the stated capacity.

10. *The Client* shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and in the same clean and tidy condition as they were found at the start of the rental period.

11. If *the Client* leaves the property in an unacceptable condition, *the Owner* reserves the right to make a retention from the security deposit to cover any additional cleaning costs.

12. *The Client* shall report to *the Owner* without delay, any defects in the property or breakdown in the equipment, plant, machinery or appliances in or on the property and garden, and arrangements for repair and/or replacement will be made as soon as possible.

13. *The Owner* shall not be liable to *the Client* for:

- Any temporary defect or stoppage in the supply of public services to the property, nor in the respect of any equipment, machinery or appliance in the property or garden.
- Any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond *the Owner's* control.
- Any 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 Owner* shall, within seven days of notification to *the Client*, refund to *the Client* all sums previously paid in respect of the rental period.
- Any accident, damage, loss or inconvenience, *the Client* or any member of *the Client's* party may suffer arising out of, or in connection with, the holiday or resulting from any cause whatsoever.
- The use of amenities and equipment, where offered, such as barbecues, etc. is entirely at the user's risk and no responsibility can be accepted for injury, loss or damage to persons or property.
- No responsibility can be accepted for loss or damage to any motor vehicle or trailer or its contents.
- Personal belongings are at *the Client's* risk at all times.

14. *The Client* shall accept responsibility for the safety of all members of their party at all times and at the start of the rental period, they will carefully read the welcome manual in the cottage which contains important safety information. Smoking is not permitted in the Properties at any time.

15. Pets are not permitted in any properties unless specifically approved by *the Owner* at the time of booking. Pets are not allowed to be on the Property furnishings, or left unsupervised in the Property at any time. Our kennels can be used by arrangement at no extra charge. *The Client* shall ensure the good behaviour of any pets with the party at all times. If a pet causes a nuisance to any guest at any time, *the Owner* reserves the right to request that the pet be taken to a local kennels for the duration of the rental period. A separate deposit is required for pets.

16. A Cot and High Chair are available at no extra charge if requested on the Booking Form. Stair gates will be provided if the Party includes children under 3 years old.

17. Duvets, pillows, covers, sheets and pillowcases are provided for the stated number of Guests. Allergy sufferers are requested to discuss any specific requirements with the Owners prior to the Arrival date, and we will try to ensure that needs are met. Bath, Hand and Tea Towels are provided, but Guests are requested to provide their own Beach Towels. A change of all Linen and Towels will be provided for Guests staying longer than one week.

18. Under no circumstances shall *the Owner's* liability to *the Client* exceed the amount paid to *the Owner* for the rental period.

19. This contract shall be governed by French law in every particular including information 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.