

Terms and conditions

1. The property known as Le Clos des Fleurs, is offered for holiday subject to confirmation by Richard Sheane ('The Owner') to the renter ('The Client').
2. All prices quoted are per week and are fixed following receipt of a deposit.
3. Bed linen and towels are optional extras and charged at cost price of laundering (as set by management contractors): bath towels £4/towel/week; bed linen (sheet, duvet & pillowcases) £6/bed/week. Payable with balance.
4. Tourist Tax is payable with balance: £3 per person (over 13-years-old) per week.
5. To reserve the property, the Client should make payment of the initial non-refundable deposit (30% of the total due). Following receipt of the deposit the owners will send confirmation of the booking via e-mail.
6. The balance is payable not less than six weeks prior to the start of the rental period. If payment is not received by the due date, the owners reserve the right to give notice, via e-mail and/or post, that the reservation is cancelled. Reservations made within six weeks of the start of the rental period must be paid for in full at the time of booking.
7. Any chargeable expenses arising during the rental period (i.e. electricity) must be settled with the owners after the end of the stay. The property managers will take meter readings before and after stay. Rates based on contemporary EDF prices.
8. The property is heated between 1st September and 31st April by an oil boiler. Use of heating outside of this period is allowed but costs an additional £7.50/day – please let owners know if you use heating.
9. A security (breakages) deposit of £250 or (equivalent Euros at a contemporary exchange rate) is required in case of damage to the property or its contents. However, the sum reserved by this clause, shall not limit the Client's liability to the owners. The deposit can be paid by cheque (which is uncashed then returned), bank transfer or PayPal. The Owner will aim to return these funds within 7 days of return.
10. Clos des Fleurs has the following cancellation policy: if the Client cancels more than 3 months prior to arrival a 70% refund on total price will be given (i.e. only deposit is kept); more than 2 months prior to arrival a 60% refund on total price; 1 month or less prior to arrival 50% refund on total price; 2 weeks 30% refund on total price.
11. The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the Client's personal belongings etc, as these are not covered by the owner's insurance.
12. The rental shall commence at 4pm on the first day and finish at 10am on the last day. The owners 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.

13. Clients are not met at the start or end of the rental – access is by means of a key safe. Clients should replace keys in safe at end of stay.
14. The maximum number to reside in the properties must not exceed the capacity number stated in the brochure (6+cot in main house and 7 in annex), unless the owners have given prior permission.
15. The Client agrees to be a considerate tenant and to take good care of the property and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in the prices, the owners reserve the right to make retention from the security deposit, to cover additional cleaning costs if the Client leaves the property in an unacceptable condition.
16. The Client agrees not to act in any way which would cause disturbance to those resident in neighbouring properties.
17. No items are to be removed from the owners' property, without the owners' prior permission – except where explicitly allowed: bicycles, guidebooks and beach equipment
18. The Client shall report to the owners, without delay, any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property, garden and arrangements for repair and/or replacement, will be made as soon as possible.
19. The owners shall not be liable to the Client for: any temporary defect or stoppage of public services to the property, nor in respect of any equipment, plant, machinery or appliance in the property or garden. For any loss, damage or injury suffered which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owners. For any loss, damage or inconvenience caused to or suffered by the Client if the property should 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 Client, refund to the Client, all sums previously paid in respect of the rental period.
20. Under no circumstances shall the owners' liability to the Client exceed the amount paid to the owners for the rental period.
21. The use of accommodation, amenities and equipment, such as garden & bicycles, is entirely at the user's risk and no responsibility can be accepted for injury to any member of a client's party or loss or damage to a client's motor vehicle or belongings. Care must be taken, in particular, of the well: it has been covered with a strong iron grate – and this must not be stood on.
22. The property is serviced by a 'fosse septique' (septic tank) as is most of rural France. It is important that no sanitary or baby items are flushed down the toilets and only French toilet paper is to be used (English toilet paper is apparently indigestible to the septic tank flora!) Only toilet cleaners suitable for septic tanks may be used. No Bleach product or anti bacterial products to be used in the kitchens or bathrooms
23. No camping is permitted in the grounds

24. No pets are permitted at the property.
25. No smoking is allowed within the confines of the house
26. This contract shall be governed by English law in every particular
27. Included in price: Cleaning (please note that the level of cleaning provided consists of general hoovering and surface cleaning. Guests are asked to leave the gite in a reasonable state of cleanliness with this in mind); Logs for fires; Bicycles & other garden equipment
28. Optional extras: Bed linen (changed at every week if you book more than one week); bath towels.
29. Not included: Please note beach towels are not provided and therefore you should take these towels with you; electricity is charged at cost price at the end of the rental period. No cot linen or duvets are provided for guests using our cot.