

RENTAL AGREEMENT Seasonal Lease

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Rd 61bis, Hamlet/Lieu-Dit Magril, Path of the Bruyères

Farm of the Brandettes, 24370 SIMEYROLS EN PÉRIGORD

24370 SIMEYROLS

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)614 98 29 59

Phone : 00 33 (0)553 29 71 85

TENANT :

Name

Address:

Tel.:

e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Description of the independent Magril's FarmHouse 100m²/8 Pers. or 60m²/4 Pers.

ADDRESS: «GREEN HAVEN», HAMLET OF Magril, 24370 SIMEYROLS

- Situated: 15km from Sarlat & Souillac (Station/Motorway A20)
- Nearest shops: Carlux 4km, St Julien de Lampon 7km & Salignac 10km
- Rental property suitable for 2 to 8 persons maximum.
- Detached character property, House on 2 floors. For exclusive use of the renter
- Recently Restored (1st renovation in the 70's. 2nd Renovation of the barn 1999-2006, Renovation of the roof spaces 2011-2012 & the oldest part of the farmhouse 2015-2016)
- Furnished classified ★★★★★ & 3 Épis. Comfort & equipment improved every year
- Tel. owner's house : 00 33 (0)553 29 71 85 if you need to be contacted if you have sur-taxes on calls with you mobile • Connexion correct for Mobile Phones except in the some valleys
- Wifi in the Accommodations. 2 professional box in the gites & 4 antennas wifi to catch the connection in & round the gites & the pool.

● APPROXIMATE SURFACE OF THE ENTIRE HOUSE ≈ 100 m² / 1076 Sqft

● Living Room ≈ 25m² / 270 Sqft

- 1 Long Couch, 1 Armchair
- Fireplace, & electric radiator
- Country Table with 2 benches 2 Stools for 8/10 Pers. + a high chair
- Flat Tv/Dvd player (TnT = 25 Channels with possibility to change language for original sound track of films & tv series + Possibility to watch International channels on a computer with an Internet high speed wifi Access)
- Open Kitchen

● Open Veranda ≈ 8m² / 86 Sqft & Pergola

- Square Table + 8 chairs for 4/6 persons under the Veranda
- Or 2 Tables for a squared configuration for 8 sets & a long tables for 10 Sets under the Pergola

● Master Bedroom 1 on Ground floor ≈ 23m² / 250 Sqft

- Large round bed (Diameter 2,40m) equivalent of a queen size bed,
- Cupboard and dresser
- 1 small chest & an armchair
- Heating: Fireplace with enclosed hearth & 1 radiant / 1 tower Fan

● Double Bedroom 2 on ground floor ≈ 19m² / 200 Sqft

- Double Bed 140 x 190 & Small Single Bed 70 x 170 cm OR Baby Travel Cot
- Cupboard & Small Safe large enough for a laptop
- Heating: electric radiator & heat from the hearth / 1 tower fan
- Radio/Cd player
- Books, Magazines, Documentation, Post cards, maps about the Périgord at your disposal

Even if all the rooms on ground floor are opening directly in the garden, there are a few steps in between livingrooms & Bedrooms, so this accommodation is not suitable for a wheel chair.

● Master Bedroom 3 Upstairs ≈ 15 m² / 160 Sqft

- Double Bed Queen Size (160x200cm) + a 2nd Baby Travel Cot
- 1 Armchair & Dresser & a Large Cupboard in the corridor
- Heating / Air Conditioning reversible & heat from the fireplace

● Double Bedroom 4 on the Mezzanine ≈ 11m² / 120 Sqft

- Double Bed (140x190cm) & Single Bed (90x190cm) for 2 or 3 children
- Heating / air-conditioning reversible

2 baby travel available, but, owing to the presence of the mezzanine & the pond even if it's not deep, we advise families coming with children able to walk but who are unable to swim this Gite maybe not appropriate. Reason why we'd added a barrier downstairs & locks on each door of the house so that young children can not venture alone in the garden. If, however, you come with young children, you undertake to ensure that an adult will always be with them in the garden to supervise. In the case of any incident, the Lessor shall not be held responsible.

● SANITARY FITTINGS

● 2 Bathrooms on ground floor ≈ 3m²/35 Sqft each

- In the Master Bedroom 1: 1 bathtub 1 washbasin, 200l water tank specially for it
- In the other Double Bedroom 2: 1 Shower & 1 washbasin 1 hair dryer
- Separate Wc in the corridor in between those 2 bedrooms on ground/floor

● 1 Bathroom Upstairs ≈ 4m²/44 Sq ft

- 1 Large Shower - 125 cm x 100cm & 1 Large Washbasin
- 1 Radiator/heated towel rail, 1 Hairdryer & a 2nd vacuum cleaner

● Cellar ≈ 2m²/22 Sqft

- 1 x 5kg capacity washing machine & 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer, when the sun and the wind don't allowed you to dry washing outside)
- 1 Ironing board and Steam iron & 1 Vacuum cleaner
- 1x300l Immersion Heater, supplying all the bathrooms with shower & Kitchen
- 3rd independent toilets in this cellar close to the living room 3 wc Connected to 2 septic tanks.

Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us or through too old yogurts in the toilets)

● KITCHEN EQUIPMENT ≈ 5m²/50 Sqft

- 1 F3 ring electric Cooker + Oven + Microwave cooker + BBQ & Plancha
- 3 Coffee pots (1 Traditionnal & 2 Senséo), 2 Kettles & 2 Thermos
- 1 Steamer, 1 Toaster, Electric Juice Extractor, 2 Food processor
- 1 x 12 place Dishwasher & 1 Fridge/Freezer
- 1 Crockery Cupboard (= 18 place settings, details given in the inventory) and food cupboards, containing necessary items for 1st breakfast

● We also offer you to have your First Meal with us OR to put a picnic basket at your disposal in the gite if existed by your journey, for all stays of at least a week, to make your installation easier. Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN is available for 8 people and included in the rental price :

- 1 Bath Robe (XL, L, S & for children), 1 Bath Towel, 1 Flanel for each one
- Large Double Duvets & Quilts for all the double beds, 2 pillows + bolster and/or 2 extra pillows
- Single duvet & Quilt for the single beds & a pillow for each one
- Tea Towels & Table clothes at your disposal as well

Because of the Fire Alarms for a safe use of the Fireplaces & to ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. A basin of sand are available outside for smokers to stub out their cigarettes and avoid causing a fire in the garden.

● LAND

Property of almost 70 000m² 1/3 of fields 2/3 of woods. This independent Farmhouse has a private garden Approx 1500m², fenced, with 10m² Terrace en 15 jours, Private Jacuzzi under the veranda New equipment for the 15th of April 2020 & hammocks. Small pond, no smells & no mosquitoes, but with water lilies, dragon flies and frogs and toads, you might hear them in Spring. (No frogs'legs on the menu !). Surrounded by wooded hills and agricultural land (fields, pasture for sheep and horses). Parking for 3 cars in front of the house +10 000m² of shared & fenced garden by the pool.

● SWIMMING POOL, Spa, Aquabike / RIVER & CANOEING

- This Accommodation give access to our private heated Pool 28/32°C 82/90°F from mid-April to the end of Oct (12x5m, including 1m for the Jacuzzi with Aquabike & the padding • Treated with salt • + Poolhouse of 60m²/645 Sqft with bathroom, Kithenette, summer dining room & games (Badminton, Swings, Table tennis, Table football, Darts, also available there • Shared spaces for all our guests • are nearby, round the Main Farmhouse, accessible via the path crossing the property on foot or by car 2mn/300m away in the middle of the property, • Pool protected by a flat & rigid cover & a 10000m² fenced field round this farmhouse • Built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter!
- Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farmhouse. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites (or to Pollen as well), take in your luggage adequate anti-allergen because we are not allowed to give you any medicine.
- In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tannies (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- Walks: Path along the house leading to the GR6 path & many others • Tennis at Salignac rent a court for 5,50€/hour, 10 km away • Horse-riding in Souillac & Sarlat too • Cycle path along the river Dordogne 20km /12,5m from Cazoules to Sarlat. Bicycle rented in July & August along the path on reservation the rest of the year • For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS

Allowed, if they are not aggressive with our other guests, our pets and other animals around (sheeps, horses, deers, squares, Hedgehogs, birds...). Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carrefully, we have to pay attention on that point, because of the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at Magril, 24370 Simeyrols, with all the moveable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed:

- For a period of _____ days/week(s)
- With effect from the _____ 20 _____, in between 4pm & 11pm
- And ending on the _____ 20 _____, in between 7am & 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows:

- To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement
- To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage
- To maintain the rented property in good condition and return it in good condition at the end of the rental period
- To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering
- Services: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period command of the radiators are looked) and wood for the fireplaces is included in the cost of the stay. However, we would ask you to be careful with consumption of electricity (taking account, wherever possible, of the off-peak periods 12.30-14.30 and 1.00am-7.00am) and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure.
- Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm.
- Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present
- To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to:

- Leave Shared Spaces in Order & to close beach umbrellas every time to leave the pool
- To clean correctly Barbecue & Plancha in between each use
- Put all together in the bathtub, all House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table cloths, Cushions if necessary...)
- Empty & Carry your garbage to the appropriate container along the roads of the village
- Replace Furniture, Dishes, Tv, Connections Tv remote & Games where you found them
- & Start the Dishwasher just after the last breakfast (50€ will be kept upon the damage deposit for each rule that will not be respected)
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice
- Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor.
- To respect the maximum occupancy, as indicated in the property description: the house will accommodate 8 people in comfort; maximum occupancy shall not exceed 10 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent.
- Not to bring any animals into the property, without the express agreement of the Lessor
- To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems
- The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of _____ €
- Deposit of 30% immediately, to confirm the booking,
- The balance has to be paid 1 month before the date of the arrival
- We offer you the "taxe de séjour" (overnight tax) of 3,3% €/night/ adult.
- Cancellation policy without Cancellation Insurance
- 1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event
- 2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately

3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let

4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid.

5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

• Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com) Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, with a bank transfer, cheque or cash in the sum of 500 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

RENTAL TARIFFS 2020 (commission OTA not included) THE GREEN HAVEN

	For 8 Pers. Stay of > 14 Nights Price for > 1 Week	7 Nights 1 Week	5 Nights 1 Night	3 Nights min.
Very High Season 25/7 > 21/8	1 750 €	1 960 €	---	---
High Season 4 > 24/07 & 22 > 28/08	1 512 €	1 680 €	---	---
Inter Season 01/5 > 3/7 & 29/8 > 30/9	735 €	980 €	160 €	240 €
Low Season : 1/10/20 > 30/4/21	630 €	840 €		

- Min Stay : 2 Weeks in summer with a discount of 10% /tariff/week, 1 Week the rest of the year
- Days of Arrival & Departure: in summer (July & Aug.) on Saturdays. Flexible the rest of the year
- Hour of arrival 4pm > 11pm & Departure 7am > 10am in summer, flexible the rest of the year
- OUTSIDE HIGH SEASON, VERY HIGH SEASON & SCHOOL HOLIDAYS :
- Very Long Stays : Tariff for 2 weeks -25%, 3 weeks -35% & 4 consecutive weeks -50%
- Short Stays 3 Nights min. possible in May

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,44€/day & /Pers. & Vat 10%, Water, Electricity, Heating from the 1st of Oct. to the 15th of May & Wood for the Fireplace
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books & Started Pack of grocery / Cleaning products at your arrival.
- Pets accepted without daily fee , if they are not aggressive with ours & the others guests
- Free Access: Internet/Wifi, Laundry & to our Heated Pool 28/32°C 82/90°F from Mid-April to the end of Oct., in our main farmhouse, nearby the gîte
- Welcome Basket in all our accommodations with everything necessary for a 1st Breakfast

- 1^{er} DINER OFFERED (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival
OR PicNic Basket at your disposal in the gîte

YES NO
 YES NO

- Possible Allergies :
- 1 ANIMATION OFFERED (for all stays of 2 Weeks at least booked before April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...)

YES NO
 YES NO

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers. Suppl.: for more than 8 Pers (children included) in the Gîte fee of 20€/night/pers 10€/night/pers. for camping in the garden & 5€ for visitors over the capacity of the gîte
- Heating switch on, from the 15th of May to the 30th of Sept. +25€ per Week
- Continental Breakfast round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 10€/day/Pers. & 5€/day/Pers. for children -12 years old
- Guest Table on request only, 48h before, with a contribution of 25€/meal & /Pers 15€ for children -12 years old for 1 menu with 1 aperitive 1 starter 1 main course, 1 dessert & 2 Drinks
- Delivery of your order of Bread, Fresh Milk... 2x/Week on request only (Shopping to Refund)
- Guide Tours with our 2Cv or Monospace +driver 0,60€ cost of kilometres done for you
- I.T. COURSES Photography & Inphography, Watercolors, Cooking Courses depending of the planning of the Chef on Request and Quote
- Events : Family-get-Together, Birthday, Mariage, Break-Storming on Request & on Quote
- Cleaning during your stay (23€/h social contribution included) YES NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

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TENANT :

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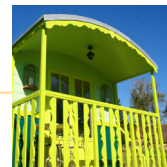
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Description of the Gypsy Caravan (House made of Wood, 18m²/194 SqFt for 2 Persons)

ADDRESS: «BOHEME SPIRIT» in Magril's Hamlet, 24370 SIMEYROLS

- Situated 15km from Sarlat & Souillac (Station/Motorway A20) or A89 Exit Thenon 35km
- Nearest shops: Carlux 4km St Julien de lampou 7km Salignac 10km
- Rental property suitable for 2 persons
- House completely made of Wood with a look of Gypsy Caravan recently built (2014-2015).
- Detached property & for exclusive use of the renter
- Furnished classified 3 Épis. Comfort & equipment improved every year
- Phone in the Main Farmhouse to receive calls if you have surtaxes on calls with you mobile
- Connexion correct for Mobile Phones except in the some valleys • Wifi in the Accommodation with Tv to surf on Internet, 2 professional box in the gites & 3 antennas wifi to catch the connection in and round the gites & the pool.

● AREA OF ALL THE GIPSY CARAVAN ≈ 18m² / 194Sqft

● STUDIO (Combined living & sleeping area) ≈ 14m² / 160Sqft

- 1 Sofa Bed (Double Bed, Queen Size)
- 1 Single bed folded under the double Bed. It can be used in summer when the weather is fine enough to fold the table inside & that can stay outside for your meals
- OR a Baby Travel Cot is also available for babies for 18 months old max.
- Heating : Air Cond. reversible
- 1 Armchair
- Flat Tv Digital wifi, Satellite connection with 25 Channels with possibility to change the language for original soundtrack for films & tv series.

● KITCHENETTE ≈ 2m / 6,5ft wild

- (on the left side of the door)
- A Refrigerator and a freezer
- An Combined Oven & Microwaves
- Tv & Dvd player
- 2 electric Rings
- A Coffee Machine Senseo & a Kettle, a Thermos + coffee & filters
- 1 Barbecue & an electric plancha
- 1 x 6 sets Dishwasher
- 1 Toaster, a Juice extractor & a Food processor
- A Crockery Cupboard (2/3 place settings, details given in the inventory) and a food cupboard drawer and shelves, containing necessary items for 1st breakfast.

We invite you to have your 1st Meal with us OR we offer you a picnic basket in the accommodation if you feel tired after a long trip, for all stays of at least a week, to make your installation easier. Please confirm this option at the end of the rental Agreement & your possible allergies.

● DINING AREA (on the right side)

- A Folding Table with 2 or 3 seats inside
- A Pedestal & 1 or 2 seats on the balcony
- Garden furniture : 1 table & 3 chairs in the shadow of the house in the afternoon & 1 Table & 6 chairs in the sunshine

● SANITARY FITTINGS : A REAL BATHROOM ≈ 3m²/30Sqft

- A Shower Cabin 90x90cm / 8,8Sqft with hydromassage
- 1 Washbasin
- 1 Outdoor oldfashion Zinc Bathtub with mixer tap & shower hose connected to the water tank
- A 200 l Immersion Heater supplying bathrooms & Kitchenette
- Toilets connected to a Septic Tank (Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us)
- 1 Cupboard with Baby Travel Cot there at your disposal
- 1 Ironing board and Steam iron & 1 Vacuum cleaner
- 1 Hairdryer
- 1 Radiator/heated towel rail in between Washbasin & Toilet to give some privacy on each side of the bathroom. As the shower has on each side & the doors 1/3 of opaque glasses to preserve the privacy of the one using it
- Laundry : Free access to the Washing Machines in the Cellar of the main Farmhouse in the middle of the property.

● HOUSEHOLD LINEN

available for 2 persons (including tableclothes & tea towels) with no extra charges.

- 1 Bath Robe, 1 Bath Towel, 1 Flanel for each one
 - Large Double Duvets & Quilts for the double bed + 4 Pillows & a Bolster
 - Single duvet for the single bed & Sheets & Blanket for the Baby Travel Cot
- Because of the Fire Alarms & to ensure the hygiene of all the house linen, mattresses & curtains, the house is non-smoking. But Smokers are welcome & there are some Beach Ash-trays available outside for cigarette ends & avoid causing a fire in the country side.**

● LAND

Property about 70 000m² (30% of fields & 70% of wood to preserve our tranquility).

- Of which 10 000m² of fenced field, shared space round the pool
- + 7 500m² / 9 000m² fenced field round the gypsy caravan, private space, with a terrace surrounded by wooded hills & valley & agricultural lands (fields, pasture for sheep & horses)
- in front of this cottage, 1 Table, 3 Chairs in the shadow & 1 Table & 6 Seats in the sunshine
- 2 SunBath chairs, 1 bench & 2 armchairs in the sun 4 armchairs in the shadow of the oak trees
- 1 Parasol (to fold every time you go out & every night because in case of some wind, it may be broken at once and in this case you will have to replace it)
- Parking for a car at the entrance of the field

● SWIMMING POOL, Spa, Aquabike & Padding

- Nearby the Main Farmhouse, Private Heated Pool 28/32°C 82/90°F from mid-April to the end of Oct,
- 12x5m, including 1m for the Jacuzzi with Aquabike & the padding
- Treated with salt
- + PoolHouse of 60m²/645Sqft with bathroom, Kitchenette, summer dining room & games (Badminton, Swings, Table tennis, Table football, Darts, also available there • **Shared spaces for all our guests**
- Accessible via the path crossing the property on foot or by car 2mn/300m away in the middle of the property.
- Pool protected by a flat & rigid cover & a 10 000m² fenced field round this farmhouse
- Built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to be bothered the one who wants to have a nap at the same time
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● SWIMMING AND CANOEING

In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- Walks on the GR path starting in front of the house.
 - Tennis at Salignac rent a court for 5,50€/hour, 10 km away.
 - Horse-riding in Souillac & Sarlat 15 km.
 - Cycle path along the river Dordogne 20km /12,5m from Cazoulès to Sarlat.
 - Bicycle to rent along the path to book at the same time than the gite
 - Golf in Souillac
 - Accrobranche à Carsac 10km far on the road to Sarlat
 - Quad, Bowling in Marcillac St Quentin à 15 km
 - Kart in Salignac
- and much more on our website www.sibemol.fr > Distractions

● PETS

Allowed, if they are not aggressive with our other guests, our pets and other animals around (sheeps, horses, deers, squares, Hedgehogs, birds...). Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carefully, we have to pay attention on that point, because of the allergic persons we often receive.



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at Magril, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed:

- for a period of _____ days/week(s)
- with effect from the _____ 20 _____, in between 4pm & 11pm
- and ending on the _____ 20 _____, in between 7am & 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period • To maintain the garden in good condition, giving it the appropriate care and attention (the lawn is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering • Services: water, electricity, heating are included in the cost of the stay. (Heating is included in between the 1st of Oct. to the 15th of May, outside this period to switch on the radiators, if the temperature of the cottage is already 20°C, we will be obliged to charge 25€ per week) However, we would ask you to be careful with consumption of electricity (taking account, wherever possible, of the off-peak periods 12.30-14.30 and 1.00am-7.00am) and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 2m³ per week) will be charged to the Tenant and must be paid for before departure. • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm. • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present • To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to :

- Leave Shared Spaces in Order & to close beach umbrellas every time to leave them
- To clean correctly Barbecue & Plancha in between each use

- Put all together in a basket, all House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty & Carry your garbage to the appropriate container along the roads of the village
- Replace Furniture, Dishes, Tv, Connections Tv remote, Toys & Games where you found them
- & Start the Dishwasher just after the last breakfast

(50€ will be kept upon the damage deposit for each rule that will not be respected)
 • To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor. • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 3 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to & accepted by means for the stay, which the Tenant undertakes to pay to the Lessor at her address, in the following manner:

- A rent (Contribution to the charges of) _____ €
- 30% immediately, to confirm the booking,
- Balance 1 month before you arrival
- We offer you the "Taxe de Séjour" (overnight tax) of 0,44€ / night & / adult)
- Cancellation policy without Cancellation Insurance

1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event

2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately

3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let

4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid.5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

- Cancellation Insurance = +4% of the amount of your stay www.camepez-couvert.com
Insurance to contract on internet & to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property

TARIFFS 2020 (commission OTA not included) SHEPHERD HUT, THE BOHEME SPIRIT

	For 2 Pers. Stay of > 14 Nights	7 Nights	5 Nights	3 Nights
Price of this rental for	1 Week	1 Week	1 Night	1 Night
Very High Season 25 th July > 21 st Aug.	598 €	665 €	----	----
High Season 4 th >24 th July & 22 nd >28 th Aug.	535 €	595 €	----	----
Inter Season May>Beg. July & Sept.	367 €	490 €	70 €	90 €
Low Season : Beg. Oct. > End of April	315 €	420 €		

- Min Stay : 1 Week. In summer discount of 10% /tariff/week for 2 weeks & more
- Days of Arrival & Departure: in summer (July & Aug.) on Saturdays, flexible the rest of the year
- Hour of arrival 4pm > 11pm & Departure 7am > 10am in summer, flexible the rest of the year
- OUTSIDE HIGH SEASON, VERY HIGH SEASON & SCHOOL HOLIDAYS :
 - Very Long Stays : Tariff for 2 weeks -25%, 3 weeks -35% & 4 consecutive weeks -50%
 - Short Stays 3 Nights min.

- INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :**
- All Taxes & Charges included : Tourism tax offered (0,44€ per night & per Pers. & Vat 10%, Water, Electricity, Heating from the 1st of October to the 15th of May
 - Cleaning at the End of the stay , All linen provided & Beds will be made
 - At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books, and started pack of grocery & Cleaning products at your arrival.
 - Pets accepted with out daily fee , if they are not aggressive with ours & the others guests
 - Free Access: Heated Pool 30°C/86°F from mid-April to the end of Oct., Internet/Wifi & Laundry
 - Welcome Basket in all our accommodations with everything necessary for a 1st Breakfast
 - 1st DINER OFFERED (for all stays of one week at least)
 Meal round our Guest Table on the day of your arrival YES NO
 OR PicNic Basket at your disposal in the gîte YES NO
 - Possible Allergies :
 - 1 ANIMATION OFFERED (for all stays of 2 Weeks at least booked before the 1st of April)
 Private Concert (Jazz, Soul, Blues, Pop-Rock...) YES NO
 OR Karoké YES NO
 (option to select only if really interested for us not to book professional musicians if not necessary)

- ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :**
- Pers. Suppl.: for more than 2 Pers in the Gîte fee of 15€/night/pers, 10€/night/pers for camping in the garden & 5€/day/pers. for visitors over the capacity of the gîte
 - Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€/per Week
 - Continental Breakfast round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 10€/day/Pers. & 5€/day /children under 12
 - Guest Table on request only, 48h before, with a contribution of 25€/meal & /Pers 15€ for children under 12 years old for 1 menu with 1 aperitive 1 starter 1 main course, 1 dessert & 2 Drinks
 - Delivery of your order of Bread, Croissants, Milk... twice a Week possible on request only
 - Guide Tours OR Car with a driver for the cost of all the kilometres done for you (0,60€/Km)
 - I.T. COURSES Photography & Inphography, Cooking Courses depending of the planning of the Chef
 - Events : Family-get-Together, Birthday, Marriage, Break-Storming on Request & on Quote
 - Cleaning during your stay (23€/h social contribution included) YES NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
 "Read and approved by"

The Tenant

Signature preceded by the words
 "Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
 Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Rd 61bis, Hamlet/Lieu-Dit Magril, Chemin des Bruyères

Farm of the Brandettes, 24370 SIMEYROLS IN PÉRIGORD

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)6 14 98 29 59

Fixe : 00 33 (0)553 29 71 85

TENANT :

Name & Address:

Tel.:

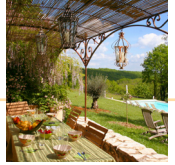
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Pets :



2/ Description Cottage at the Brandettes □ Groundfloor 45 m² □ Upstairs +15 m² □ Extra Room + 20 m²

ADDRESS: COCOON, Guest House of the Brandettes, 24370 Simeyrols

- Situated: 15 minutes from Sarlat & Souillac (Station/Motorway A20) Or Thenon or Brive on A89
- Nearest shops: Carlux 4km, Saint Julien de Lampon 7km & Salignac 10km
- Rental for the exclusive use of one family, suitable for 2 adultes + 2/3 children max.
 - Optimum comfort for 4 at the low season because of it's only bathroom.
 - Accessible for 5 pers. on sunny days when we can use the Pool-House's bathroom.
- Detached Guest House of our Property made of stones, built in XIXth renovated in the 80's & 2nd Renovation in 2006-2008 & 2013-2014 & Independant from our own house
- Entrance on the North side in the courtyard & Living room + Master bedroom opening on the private terrace turn to the south. Ground floor of this house is a single storey, except a few steps to get in because the structure of this building follows the shape of the hill, it's built on. So it's not appropriate for a wheel chair. Children's bedrooms are upstairs.
- House that has been classified as ★★★★★ by the Prefecture. & we add equipments every year
- Tel. owner's house : 00 33 (0)553 29 71 85 if you need to be contacted if you have surtaxes on calls with you mobile • Connexion correct for Mobile Phones except in the some valleys
- Wifi 2 box prof. in the gites & 4 wifi antennas to catch the connection round the gites & the pool.

APPROXIMATE AREA OF THE HOUSE ≈ 60m² / 645Sqft in total
Ground 45m² / 485 Sqft + Upstairs 15m² / 160Sqft

● GROUND FLOOR 45m²/485Sqft for 1 or 2 adults

- Living room, dining room & Kitchenette ≈ 27 m² / 290Sqft
 - 2 sofas (with one convertible) 1 armchairs & low tables
 - Kitchenette, 1 Table & 4 chairs
 - Heating: Fireplace with enclosed hearth & electric radiant
 - Flat Tv & combined VHS video player/DVD & CD player with possibility to change the language to see films & Tv Series in the original soundtrack OR Internet high speed wifi access allows you to watch International channels on a computer.

- Outdoors : Private Terrace 16 m²/170Sqft turn to the south with canisses with 2 tables, 6 seats, 1 Stools, 4 Deckchairs & 1 hammock for your exclusive use

- Shared Spaces: Commun Terrace 20m² in the courtyard with table 6 seats 2 Hammocks & Pool House 60m² beside the pool, with a summer kitchen, 1 table for 10 pers. for meals for the gite when rented with the independent bedrooms OR for days with a too hot or uncertain weather + 10 Sunbath Chairs 10 Tables, chairs, armchairs & sofas

● Parental Bedroom 1 ≈ 13 m² / 140Sqft

- Double bed queen size & 1 Lit pliant pour bébé
- Cupboard, a small Safe, a desk & an armchair
- Heating / air-conditioning reversible

● UPSTAIRS 15m²/16Sqft for 1 or 2 children or teenagers

● Bedroom 2 upstairs ≈ 10 m² / 108Sqft

- 1 Double Bed & 1 Single Bed
- Heating : air-conditioning reversible
- Chests & Toys are at disposal of your children (under the only condition, that they will be back to their place, exactly where they found them, on the day of departure.

● Bedroom 3 upstairs ≈ 5 m² / 55Sqft

- 1 Double bed for a teenager, for 2 childrens to have separate rooms to feel asleep is sometimes easier with washing area (1 washbasin)
- 1 baby travel cot can be made available upstairs, But for kids not used to live on different levels, it may be better to install the Baby Travel Cot in the parental bedroom.

● 4th SEPARATE EXTRA BEDROOM «AURORA» OR «Sunrise» ≈ 20m²/235Sqft

- in another independant building (nearby on the over side of the Veranda, opening in the courtyard or at the end of our House) with its own bathroom for another couple to have its own sanctuary.
- 1 Double Bed (+ 1 Single Bed in Aurora's Bedroom & 1 Baby travel cot in Sunrise's bedroom)
- Heating : radiant & ventilator OR Air Cond. reversible in the Sunrise one
- Bathroom with a shower & a washbasin & separate toilets OR Jacuzzi for the 2nd one the extra Bedroom Aureore +30 to 80€/Night & for the other Double indpt bedroom Sunrise with its Jacuzzi +55 to 150€/night to the tariff of the gite Tarif changes depending on the season & the lenght of the stay, contact us for an exact quote.

● SANITARY FITTINGS OF THIS HOUSE

● 1 Bathroom in this house on ground floor ≈ 2,5 m²/27Sqft

- 1 shower & 1 washbasin
- 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer,

when the sun and the wind don't allowed you to dry washing outside)

- 1 ironing board and steam iron, 1 hairdryer
- w.c. separate (Connected to a septic tank. Please take care only to throw the strict minimum down the toilet. Forbidden (items: Duck fat, Wipes, kitchen paper, paper tissues, feminine protection, Tampax, cigarette ends and bleach. If one of the members of the family is being treated with antibiotics, please inform us)
- 1 immersion heater (200l) supplying all bathrooms & kitchenette
- 1 vacuum cleaner
- Upstairs 1 washing area with 1 washbasin
- In the Cellar of the Farm : 2 Washing machines (8kg) to be shared. Available during the week (used the week-end for the turnover of the gites) Washing powder not provided

● KITCHENETTE EQUIPMENT

- 1 Two-ring electric cooker in your kitchenette+ BBO (charcoal not provided) & Planchas (a small electric one & a bigger one with gaz under the shared terrace)
- + 2 rings with gaz in the kitchenette of the pool house
- 2 Coffee pot (traditionnal one & Senseo) & a kettle + The same under the Pool house
- 1 Steamer, 2 toaster (1 in the pool house), electric juice extractor
- 1 Oven multifunction/microwave + 1 small oven & 1 MW in the pool house's kitchenette
- 1 x 9 place dishwasher
- 1 Little fridge (+ another one with a Freezer in the cellar of the farm)
- 1 Crockery cupboard (= 12 place settings, details given in the inventory) and food cupboard, containing necessary items for 1st breakfast. We also offer you to share our diner OR to put a picnic basket at your disposal in the gite if exosted by your journey, for all stays of at least a week to make your installation easier. Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN available with no extra charge : Table Clothes & Tea towels, plus

- 12 x (1 Bathrobe, 1 Bath towel, 1 Flanel) for each one
- Large double duvets for the double beds + 2 pillows
- + bolster & 2 extra pillows & a Quilt for each bed
- Single duvet & 1 pillow for each single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a basin of sand are available outside & beach ashtrays at your disposal under all our verandas for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days

● LAND

Property made of 70 000 m² (200x600m, 30 % of field fenced & 70 % of wood). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 25m² in the courtyard & 60m² of the pool house that have to be shared. + Private Terrace 16 m² & hammocks. Surrounded by wooded hills & agricultural land (fields, pasture for sheep & horses). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns.

● SWIMMING POOL, RIVER & CANOEING

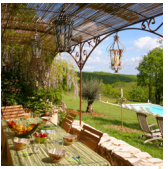
- Private heated pool in front of the terrace (12x5m, heated to 26/32°C 82/90°F from Mid-April to the end of October, treated with salt). • Pool protected by a telescopic hard top & built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Badminton, Swings, Table tennis, Table football, also available in the barn by the pool • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day in summer. For those who are allergic to their bites or pollen, take in your luggage adequate anti-allergen because we are not allowed to give you any medicine • Swimming & Canoeing in the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- Walks along path just in front of the house. • Tennis at Salignac, 10 km away. • Horse-riding at Sarlat or Souillac 15 km away. • Cycle path along the river Dordogne from Cazoules to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year
- For more idears see our Website www.sibemol.fr & the option Distractions in the menu

- PETS allowed with no daily extra-charges, if they are not aggressive with our guests, our dogs, cats & sheeps.... Special tissu & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at The Brandettes, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

• **For a period of** **Nights(s)/week(s)**
 • **with effect from the** **20 , from 4 > 11pm**
 • **& ending on the** **20 from 7 > 10 am**

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay.: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period heating will be charged 25€ per week if the weather do not justified to switch it on & if it's already 20°C inside) & wood for the fireplace included too. & we will also ask you to **be careful with consumption of water** (not leaving taps running unnecessarily especially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you **unplug any equipment with electronic components during a storm** • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you to :

• **shared spaces has to be clean & in order each time you leave & beach umbrellas closed**
 • **Put all together in baskets, all House Linen you've used during your stay** (Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)

• **Clean Barbecue & Planchas in between each use**
 • **Empty & Carry your garbage to the appropriate container along the roads of the village**
 • **Replace Furniture, Dishes, Tv, Connections Tv remote where you found them**
 • **Start the Dishwasher immediately after the last breakfast**

• To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 4 people in comfort; maximum occupancy shall not exceed 6 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

• **A Rent (100% of this amount is for the charges of this rental) of** €
 • **Deposit of 30% immediately, to confirm the booking,**
 • **The balance has to be paid 1 month before the date of the arrival**

If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately

• **"Taxe de séjour" offered (overnight tax : 3,3% on the Tariff/night-Vat /night & / adult.**
 • **Cancellation policy without Cancellation Insurance**

1/ The Deposit of 30% is not refundable, but a credit note can be done of this amount if the cancelled stay is fully re-booked
 2/ A cancelled stay 1 month before the balance is not due but the deposit is not refundable
 3/ For cancelled stay in between 1 month & 48h The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event, we will

refund part or all of the balance, corresponding to the days of your stay that have been re-let

4/ For canceled stays 48h before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid.

5/ Whatever the case, the deposit for the rental, paid in advance, will be retained by the Lessor as compensation

• **Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com)** Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque, Bank transfer, cash or credit card for an amount of 300 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

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Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

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Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

TARIFF 2020 (OTA Commission not included) THE COCOON, GUEST HOUSE

For 4/5 Adults including 2/3 children Tariff for 60m ² of the Cocoon	Stay of > 1 Week	> 14 Nights 7 Nights 1 Week	> 5 Nights 1 Night	> 3 Nights 1 Night
Very High Season 25/7 > 21/8	1323 €	1470 €	----	----
High Season 04 > 24/7 & 22 > 28/8.	1134 €	1260 €	----	----
Inter Season 1/05 > 3/07 & 29/8 > 30/9	525 €	700 €	100 €	150 €
Low Season : 1/10/2020 > 30/4/2021	420 €	560 €		

- +20m² Extra Bedroom. for 1 or 2 Pers.+30 > 90€/night depending on season & length of the stay
- +25m² Extra Bedroom for 1 or 2 Pers. +55 > 150€ depending on season & length of the stay
- Details of our tariff on our website www.sibemol.fr OR contact us for a detail quote
- **Min Stay** : 2 Weeks in summer with a discount of 10% /tariff/week, 1 Week the rest of the year
- **Long Stays** at the Low or Interseason :tariff for 2 weeks -25%, 3 weeks -35% & 4 consecutive weeks -50%
- **Short Stays** possible in May 3 Nights min.
- **Days arrival & departure** : on Saturdays in summer, flexible the rest of the year
- **Hour of arrival** 16 > 23h Hour of Departure 7 > 10h in summer & flexible the rest of the year

INCLUDED IN OUR TARIFF OF THE ACCOMMODATION :

- **All Taxes & Charges included** : Tourism taxe offered 0,44€ /night & / Pers. & Vat 10%), Water, Electricity, Heating from the 1st of October to the 15th of May & Wood for the Fireplace
- **Cleaning** at the End of the stay , All linen provided & Beds will be made
- **At your disposal** : **All Items for Babies**, Toys & Games, Documentation about the Area, Books, and started pack of grocery & Cleaning products at your arrival.
- **Pets accepted** with our daily fee , if they are not aggressive with ours & the others guests
- **Free Access** : **Heated Pool** 30°C/86°F from Mid-April to the end of Oct., **Internet/Wifi & Laundry**
- **Welcome Basket** in all our accommodations with everything necessary for the 1st Breakfast

• **1^{er} DINER OFFERED** (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival YES NO
OU PicNic Basket at your disposal in the gite YES NO
 - Possible Allergies :

• **1 ANIMATION OFFERED** (for all stays of 2 Weeks at least booked before the 1st of April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...) YES NO
OR Karoké YES NO
 (option to select only if really interested for us not to book professionals if not necessary)

• **Payments accepted:** Bank Transfer, Checks, Cash

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- **Pers. Suppl.:** for more than 5 Pers (children included) in the Gite fee of 20€/night/pers 10€/night/pers. for camping in the garden & 5€ for visitors over the capacity of the gite
- **Heating** switch on, from the 15th of May to the 30th of Sept. +25€ per Week
- **Continental Breakfast** round our Guest Table from 8.30 to 10.30am on Request mention the day before with a contribution of 10€/day /Pers. & 5€/day/Pers. for children -12 years old
- **Guest Table** on request only, 48h before, with a contribution of 25€/meal & /Pers 15€ for children -12 years old for 1 menu with 1 aperitive 1 starter 1 main course, 1 dessert & 2 Drinks
- **Delivery of your order of Bread**, Fresh Milk... 2 x /Week on request only (Shopping to Refund)
- **Guide Tours** with our 2Cv or Monospace +driver 0,60€ cost of kilometres done for you
- **I.T. COURSES** Photography & Inphography, Watercolors, Cooking Courses depending of the planning of the Chef on Request and Quote
- **Events** : Family-get-Together, Birthday, Marriage, Break-Storming on Request & on Quote
- **Cleaning** during your stay (23€/h social contribution included) YES NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
 "Read and approved by"

The Tenant

Signature preceded by the words
 "Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
 Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT Seasonal Lease

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

Rd 61bis, Hamlet/Lieu-Dit Magril, Path the Bruyères

Farm of the Brandettes, 24370 SIMEYROLS EN PÉRIGORD

www.sibemol.fr

gites@sibemol.fr

Mobile: 00 33 (0)6 14 98 29 59

Fixe : 00 33 (0)553 29 71 85

N° Siret : 509 552 790 00016

TENANT :

Name:

Address:

Tel.:

e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Independent Bedrooms of our Farm at the Brandettes ☐ «Rising Sun» 22m² ☐ «Aurora» 20m²

ADDRESS : «Home Sweet Home» Farm of the Brandettes, Hamlet of Magril 24370 Simeyrols

- ☐ Situated: 15km from Sarlat et de Souillac (Station & Motorway A20) & 35 Km Motorway A89 way out Thenon or Brive
- ☐ Nearest Shops : Carlux 4km, Saint Julien de Lampon 7km & Salignac 10km
- ☐ Each Bedroom is suitable for 2 or 3 Persons & the can be rented separately or with the gite
- ☐ Houses of the XIXth century, made of stones
- ☐ Both turn to the south-East and on ground floor
- ☐ Bedroom «Aurora» 20m²/215^{Sqft} in an independent building (Decoration has been refresh in 2007)
- ☐ Bedroom «Rising Sun» 22m² /270^{Sqft} at the end of our house with its own entrance (completely renovated in 2010)
- ☐ Tel. owner's house : 00 33 (0)553 29 71 85 if you need to be contacted if you have additional taxes on calls with you mobile • Connexion correct for Mobile Phones except in the some valleys
- ☐ Wifi 2 prof. box in the gites & 4 wifi antennas to catch the connection round the gites & the pool.

• Extra Bedroom or B&B «Rising Sun» ≈ 22m²/270^{Sqft} for 1 or 2 Pers.

- At the end of our house with its own entrance in the courtyard
- ☐ 1 Double Bed (140cm) with a cosy duvet, Quilts, 1 Bolsters & 4 pillows synthethic. All bedding is non-allergic
- ☐ Cupboard with 1 Bathrobe, 1 Bath Towel 1 Beach Towel for each one
- ☐ Heating : with Air Cond. reversible. Air Cond usefull on hot afternoons & mosquito screen on the window of this bedroom (even living on the top of the hill, far away from the riverside, in a dry environment, we are not bothered by mosquitos & to sleep window open without air cond. is possible)
- ☐ Baby Travel Cot at your disposal in that Bedroom
- ☐ Private Bathroom:
 - Bathroom with a double bathtub with jacuzzi & topical shower
 - 1 radiator / Heated towel rail
 - Independant toilets

• Chambre «Aurore» ≈ 20m²/ 215^{Sqft} pour 1 ou 2 Pers.

- In another building independant from our house,
- ☐ On groundfloor & with its own entrance in the courtyard
- ☐ 1 Double Bed (140cm) Cosy Duvet, Quilt, & 4 synthetic Pillows
- ☐ All bedding is non-allergice
- ☐ + 1 Single Bed 80 x 190 cm with Duvet, Quilt & 1 Pillow
- ☐ Heating : 1 electric radiant & a stove
- ☐ A Fan & Mosquito Screen on the windows even if we don't have any or just a few mosquitos living on the top of the hill, far away from the riverside in a dry area
- ☐ Private Bathroom:
 - Shower with Hydro-massage & 1 washbassin
 - 1 radiator / Heated towel rail
 - Independant toilets

+ Tv & Dvd player

● SHARED SPACES :

- ☐ Pool-House 55m² with a Kitchenette to prepare & take breakfasts & all your meals protected from too hot or uncertain weather
 - ☐ Pergola 24m² oriented East-West opening in the courtyard of the farm with 2 Hamocs
 - ☐ & 10 000m² of land fenced all around this farm
- All those shared spaces are at your disposal under the only condition to leave those places clean when leaving because of the other guests that might use them

● MEALS :

- ☐ 1st Diner Offered to make your installation easier, at our table on the day of your arrival, for all stays of one week at least . Thank you to confirm this option at the end of this rental agreement, plus the kind of food you're allergic to.
- ☐ Notebook at your disposal in all our accommodations with all our best addresses of good restaurants nearby
- ☐ Many Table & chairs in the garden, to take your meals, because it's forbidden to bring food inside de bedrooms for hygien rules.

● EQUIPMENTS AT YOUR DISPOSAL:

- ☐ In the cellar of the farm

- 1 combined Fridge/Freezer

- 2 Washing machines at your disposal, except during the week-ends, we use them to wash 200kg of linen from the gites. (washing powder not provided)

☐ Under the Veranda in the Courtyard :

- Big plancha with gaz, small electric plancha, Barbecue (Charcoal not provided) & Keetle

☐ Summer Kitchenette in the Pool House:

- 2 Rings with gaz, 1 small oven, 1 Keatle, washtub, dishes in plastic or inox because close to the beach and to the liner of the pool with many persons walking bearfoot there, all dishes in glass are strictly forbidden

☐ Guest Table :

- Possibility of Halfboard informing us 48h before at least, every 2 days (to let you enjoy the nice restaurants nearby) with a participation of 25€/meal/person (15€ for children -12 years old) for unique menu : apertif, starter, main course, dessert & 2 drinks) OR at the Low Season when the weather is not good enough to enjoy all the others equipments, we can share our kitchen & dining room. For insurance reasons this livingroom & kitchen are closed if we are out for shopping, but working at home we are there most of the time.

● HOUSEHOLD LINEN available with no extra charge : Table Clothes & Tea towels, plus

- ☐ 1 Bathrobe, 1 Bath towel, 1 Flanel) for each one
- ☐ Large double duvets for the double beds + 2 pillows + bolster and/or 2 extra pillows & a Quilt for each bed
- ☐ Single duvet & 1 pillow for the single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a basin of sand are available outside & beach ashtrays at your disposal under all our verandas for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days

● LAND

Property made of 70000m² (200x600m, 30% of field fenced & 70% of wood). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 24m² in the courtyard & 55m² of the Pool-House that have to be shared. Surrounded by wooded hills & agricultural land (fields, pasture for sheep). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns.

● SWIMMING POOL, SPA, AQUABIKE / RIVER & CANOEING

- ☐ Private heated pool in front of the terrace (11x5m including Spa with an Aquabike, heated to 28/32°C 82/90°F from May to Oct, treated with salt)
- ☐ Pool protected by a rigid cover & built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time
- ☐ Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away & they have to look after 100 000 pers. in summer instead of 10 000 in winter!
- ☐ Badminton, Swings, Table tennis, Table football, also available in the Pool-House
- ☐ Please be aware, if you suffer from allergies, you might see our dogs & cats living round our farmhouse. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day on very dry summers. For those who are allergic to their bites (or to the pollen as well), take in your luggage adequate anti-allergen because we are not allowed to give you any medicine
- ☐ Swimming & Canoeing In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

- ☐ Walks along path just in front of the house.
- ☐ Tennis at Salignac, 10 km away
- ☐ Horse-riding at Sallat or Souillac 15 km away
- ☐ Cycle path along the river Dordogne from Cazoulès to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year
- ☐ For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS

allowed with no daily extra-charges, if they are not aggressive with our guests, our dogs, cats & sheeps.... Special tissués & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated in the Hamlet of Magril at the farm of The Brandettes, 24370 Simeyrols, with all the moveable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

• For a period of		Nights(s)/week(s)
• with effect from the	20	, between 4pm & 11pm
• & ending on the	20	, between at 7am & 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, without in any way compromising it or allowing any deterioration or damage • To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period heating will be charged 25€ per week if the weather do not justified to switch it on & if it's already 20°C inside) & wood for the fireplace included too. & we will also ask you to be careful with consumption of water (not leaving taps running unnecessarily especially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you unplug any equipment with electronic components during a storm • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to :

- Leave Shared Spaces in Order & to close beach umbrellas every time to leave them
- To clean correctly Barbecue & Plancha in between each use
- Put all together in baskets, all House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty & Carry your garbage to the appropriate container along the roads of the village
- Replace Furniture, Dishes, Tv, Connections Tv remote & Games where you found them
- Wash all dishes at disposition that you've used (50€ will be kept upon the damage deposit for each rule that will not be respected)
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 2 persons per Bedroom, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of €
- Deposit of 30% immediately, to confirm the booking,
- The balance has to be paid 1 month before the date of the arrival ()
- We offer you the "taxe de séjour" (overnight tax) of 0,44 € / night & / adult.
- Cancellation policy without Cancellation Insurance

1/ The balance of the rental must be paid by the Tenant, under all circumstances, even in case of illness, accident or any unforeseen event 2/ If the Balance is not being paid one month before a least the start of the rental, the Lessor reserves the right to re-let the property immediately 3/ For canceled stay, we will refund part or all of the balance, corresponding to the days of your stay that have been re-let. 4/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid. 5/ Whatever the case, the deposit for the rental, paid

in advance, will be retained by the Lessor as compensation

- Cancellation Insurance = +4% of the amount of your stay www.camez-couvert.com

Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300€, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

HOME SWEET HOME, EXTRA BEDROOMS

RENTAL TARIFF 2020

(commission OTA not included)

For 2 Persons / Stay of	> 14Nights	7Nights	5Nights	3Nights	2Nights
Tariff for direct booking for	> 1Weeks	1 Week	1 Night	1 Night	1Night
Bedroom Aurora 20m²					
Very High Season 25 th July > 21 st Aug.	378 €	420 €	70 €	80 €	85 €
HighSeason 4 th >25 th July & 22 nd >28 th Aug.	315 €	350 €	60 €	70 €	75 €
Inter Season May>Beg.July & Sept.	210 €	280 €	50 €	60 €	65 €
Low Season : Beg. Oct. > End of April	157 €	210 €	40 €	50 €	55 €
Bedroom Sun Rise 22 m²					
Very High Season 25 th July > 21 st Aug.	598 €	665 €	---	---	---
HighSeason 4 th >25 th July & 22 nd >28 th Aug.	535 €	595 €	---	---	---
Inter Season May>Beg.July & Sept.	367 €	490 €	70 €	90 €	120 €
Low Season : Beg. Oct. > End of April	315 €	420 €			

- Min Stay : 1 Week. In summer discount of 10% s/tariff/week for 2 weeks & more
- Days of Arrival & Departure: in summer (July & Aug.) on Saturdays. flexible the rest of the year
- Hour of arrival 4pm > 11pm & Departure 7am > 10am in summer, flexible the rest of the year
- OUTSIDE HIGH SEASON, VERY HIGH SEASON & SCHOOL HOLIDAYS :
- Long Stays : Tariff for 2 weeks -25%, 3 weeks -35% & 4 consecutive weeks -50%
- Short Stays 3 Nights min

INCLUDED IN OUR TARIFF OF THE ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,44€ day & / Pers. & Vat 10%), Water, Electricity, Heating from the 1st of October to the 15th of May & Wood for Fireplace & Brasers
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books...
- Pets accepted with out daily fee , if they are not aggressive with ours & the others guests
- Free Access : Heated Pool/Spa 30°C/86°F from mid-April > end Oct., Wifi & Laundry
- Welcome Basket in all our accommodations

- 1st DINER OFFERED (for all stays of one week at least)
Meal round our Guest Table on the day of your arrival YES NO
OU PicNic Basket at your disposal YES NO
- Possible Allergies :

- 1 ANIMATION OFFERED (for all stays of 2 Weeks at least booked before the 1st of April)
Private Concert (Jazz, Soul, Blues, Pop-Rock...) YES NO
OR Karaoke YES NO
(option to select only if really interested for us not to book professional musicians if not necessary)

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

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- Cancellation insurance +4% of the amount of the stay. To subscribe the same day than your booking
- Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€ per Week
- Continental Breakfast round our Guest Table from 8.30 to 10.30am on request 24h before 10€/day/Pers.
- Guest Table on request only 48h in advance with a contribution of 25€/meal & /Pers. 15€ for children under 12 years old for 1 menu with 1 aperitive 1 starter, 1 main course, 1 dessert & 2 Drinks
- Guide Tours OR Car with a driver + Translation just paying us back the cost of the kilometres done for you 0,60€/km
- I.T. COURSES Photography & Inphography, Water Colors, Cooking Courses depending of the planning of the Chef
- Events : Family-get-Together, Birthday, Mariage, Break-Storming on Request & on Quote
- Cleaning during your stay (23€/h social contribution included) YES NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.