

Terms and Conditions

1. The property is offered for holiday rental subject to confirmation by Mr and Mrs S Paine (the owners) to the renter (the client).
2. To reserve the property the client must complete the booking form and return it with the non- refundable deposit (25% of the total rent due). Following receipt of these the owners will send written confirmation of the booking.
3. The balance of the rent together with the security deposit is payable no less than 8 weeks before the start of the rental. If payment is not received by the due date the owners reserve the right to give written notice that the reservation is cancelled. Reservations made within 8 weeks of the start of the rental require full payment at the time of the booking **(We strongly recommend that the client takes out comprehensive travel insurance)**. *Taxe de séjour/tourist tax* is levied on all paying guests by the department of Charente-Maritime at the rate of 1.20€ per night per adult (over18) and is payable on arrival.
4. A security deposit of £250 is required in case of damage to the property or its contents and to cover cleaning costs, if necessary. However, this sum shall not limit the client's liability to the owners .The owners will account to the client for this deposit and refund the balance due within 2 weeks after the end of the rental period.
5. Any chargeable expenses incurred during the rental period e.g. babysitting should be settled locally with the owners the day before departure.
6. No pets are allowed and smoking is not permitted within the gite.
7. The maximum number to reside in the property must not exceed that stated on the booking form unless by prior arrangement with the owners.
8. The rental period shall commence at 4.00pm on the first day and shall end at 10.00am on the last day. Changeover days are Saturday to Saturday.
9. The client agrees to be a considerate tenant and to take good care of the property and its contents and to leave it in a clean and tidy condition at the end of the rental. The owner reserves the right to deduct cleaning charges from the security deposit if the property is left in an unacceptable condition.
10. The client must report to the owners to any defects in the property or breakdown of appliances to enable repairs to be effected at the earliest opportunity
11. In the unlikely event that the owners have to cancel the holiday, the client will receive a full refund of any monies paid. Compensation will not be paid if the cancellation arises from a force majeure, e.g. - war, threat of war, riot, civil strife, industrial dispute, terrorist activity, natural or natural disaster, fire, flood, adverse weather conditions The owners shall not be liable to the client for any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, appliance in the property, garden or swimming pool. The owners shall not be liable if an advertised facility is modified or not available, for example, due to necessary maintenance, unsuitable weather conditions or local circumstances.
12. Parents of children using the swimming pool must accept complete responsibility for the supervision and safety of those children. Depending on weather conditions, the pool is open from May to September.
13. Under no circumstances shall the owner's liability to the client exceed the amount paid for the rental period.

This contract shall be governed by English law in every particular including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England