

Terms and Conditions

Booking your chosen gite (The Property) is offered for holiday rental subject to confirmation by Karen Kemp (The Owner) to the renter (The Client)

1. To reserve the property, the Client should confirm availability with the Owners and complete and sign the booking form and return it together with payment of the initial **non-refundable deposit of 25%**. Following receipt of the booking form and deposit, the Owner will send a confirmation email. This is formal acceptance of the booking.
2. The balance of the rent together with security deposit (see clause 3) is payable not less than eight weeks before the start of the rental period. If payment is not received by the due date, the owner reserves the right to give notice by electronic communication (email) that the reservation is cancelled, and the weeks will be immediately re-advertised. Reservations made within eight weeks of the start of the rental period require full payment, including security deposit, at the time of booking.
3. A security deposit of £200 per property for the rental period is required in case of, for example, damage to the property or its contents. However, the sum reserved by the clause shall not limit the Client's liability to the Owners. The Owners will account to the Client for the security deposit and refund the balance due within two weeks after the end of the rental period. .
4. Subject to clause 2 and 3 above, in the event of a non-insurable cancellation, refunds of amounts paid will be made if the Owners are able to re-let the Property and any expenses or losses incurred in doing so will be deducted from the refundable amount. The Client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc, since these are not covered by the Owner's insurance.
5. The rental period shall commence at 4.00 pm on the first day and finish at 10.00 am on the last day. The Owners shall not be obliged to offer accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.
6. The maximum number of people in the party must not exceed 4 people for the Properties known as 'The Stables', and the 'The Hayloft' (2 bedrooms) or 6 people for 'The Hayloft' (3 bedrooms), unless the owners have given written permission.
7. 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. The Owners reserves the right to make retention from the security deposit to cover additional cleaning cost if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in any way, which would cause disturbance to those residents in the neighbouring properties.
8. The Client and party acquire no rights whatsoever over the Property except occupation

as a holiday let for the period booked. The client shall not sub-let the Property.

9. The Client shall report to the Owners, without delay, any defects in the Property or breakdown in the equipment. Such as plant, machinery or appliances in the property, garden or swimming pool and arrangements for the repair and/or replacement will be made by the Owners as soon as possible.
10. The Owners shall not be liable to the Client;
 - (i) -For any temporary defect or stoppage in the supply of public services to the Property, nor in respect of any equipment, plant, machinery or appliance in the Property, garden or swimming pool.
 - (ii) -For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owner.
 - (iii) -For any loss, damage or inconvenience caused to or suffered by the client if the Property shall be destroyed or substantially damaged before the start of the rental period. In such an event, the Owners shall, within seven days of the notification to the Client, refund to the Client all sums previously paid in respect of the rental period.
11. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owners for the rental period.
12. Les Hironnelles, which includes all outdoor space, accommodation, pool and other facilities is only available to guests named on the booking form, therefore visitors are not permitted unless by prior arrangement with the owners. Visitors are not permitted to use any of the facilities which are available to other paying guests and under NO circumstances are visitors to stay overnight.
13. The use of the accommodation and the amenities where offered, such as the swimming pool, children's play equipment etc is entirely at the user's risk and no responsibility can be accepted for injury to the user and loss or damage to the user's belongings.
14. No responsibility can be accepted for any loss or damage to any motor vehicles or its contents.
15. No camping is permitted on the Property grounds.

The contract shall be governed by French law in every particular including formation and interpretation. Any proceedings arising out of, or in connection with this contract, may be brought in any court of competent jurisdiction in France.