

«**Bord de Sèvre**» – Le Thouet – 85290 MORTAGNE SUR SEVRE - FRANCE

**Gîte N° 85G263349 - Approved « 3 épis » by « Gîtes de France »**

Capacity : 4 people and a baby.

Pets not allowed.

Owner : Patrick Allaire – 17 rue des vignes – 44115 Haute Goulaine. FRANCE

Tel : 33 (0) 6 70 14 24 00

E mail : annepatrickallaire@free.fr

### CONTRACT FOR RENTING

We are pleased to welcome you in our cottage.

To confirm your reservation, please return all documents to the following address:

**Patrick Allaire - 17 rue des vignes - 44115 HAUTE GOULAIN - FRANCE**

#### THE TENANT

Name.....

Address.....

Country.....

Phone: ..... Mobile phone: .....

E mail

Adults

Number of children under 2-14 years: ..... children under 2 years: .....

#### **Dates of stay:**

Arrival ..... From 16 hours (\*)

Departure ..... At 10 hours (\*)

(\*) These schedules can be arranged if we both have agreed before.

#### **Rental price:**

Rental price: .....

Optional linen hire : .....

Optional end of stay cleaning : .....

**Total in euros:**.....

\* No more charge has to be added. Only heating costs is expected in addition to depending on the season.

\* The tax (“taxe de séjour”) has to added.

An earnest money of 250 euros will be required upon arrival in the house.

#### **Special Note:**

This cottage is situated on a plot of 1200 m<sup>2</sup> unfenced riverside.

I enclose my lease signed and dated

- my personal liability insurance certificate,
- a down payment of ..... euros, representing 25% of total stay calculated above and I agree to pay the balance on arrival in the cottage.

If you have a bank account in a bank established in France you can pay by check or you may holiday vouchers “chèques vacances from ANCV”. If you live abroad, ask your bank for a bank draft.

**I have read the rental conditions stipulated on the attached document entitled "General Conditions of rent" and accept.**

Done at ..... The .....

Signature of Tenant:

.....

Done at ..... The .....

Signature of Owner:

.....

## COTTAGE "BORD DE SEVRE" GENERAL RENTAL CONDITIONS

**Reservation and conclusion of contract:** The reservation/booking becomes effective when the tenant sends the owner a down payment of 25% of the total rental price and a copy of the signed contract.

**Absence of withdrawal:** For bookings made by mail, phone or internet, the tenant does not have the withdrawal period according to French Law Article L121-20-4 of the relative consumption including services Hosting provided on a date or at a given frequency.

**Payment of the balance of the stay:** The balance of the rent is to be paid at the entry into the premises.

**Earnest Money:** Upon arrival of the tenant, earnest money of the amount indicated on the lease is requested by the owner. After the contradictory inventory of fixtures of the leased cottage at the end of the lease period, the deposit is refunded, minus the cost of rehabilitation if damage were reported. In case of early departure (before the time mentioned in the lease) preventing the establishment of the inventory of fixtures on the day of departure of the tenant, the deposit is returned by the owner within a number of days not exceeding one week.

**Stay:** The tenant signing this contract for a specified period shall in no circumstances invoke the right to remain on the premises at the end of the stay.

**Cancellation by the tenant:** All cancellations must be notified by registered letter to the owner.

• Cancellation before arrival at the scene:

The deposit is forfeited to the owner. This may require the balance of the stay if the cancellation occurs less than 30 days before the date of entry into the premises.

If the tenant does not occur within 24 hours of arrival date on the contract, this contract becomes null and the owner can dispose of his house. The deposit is also the owner who asked for the balance of the rental price.

• If the stay is shortened, the rental price remains with the owner. There will be no refund.

**Cancellation by the owner:** When before the stay, the owner cancels the stay, he must inform the tenant by registered letter and remit to the tenant immediately the full amount received, and compensation at least equal to that the tenant would have paid if the cancellation was due to him as that date.

**Assignment of contract by the tenant:** The tenant may assign his lease to a transferee who fulfills the same conditions as him to make the trip. In this case the tenant signing the contract shall notify the owner by registered letter no later than 10 days before arrival.

**Arrival:** The tenant must report the day specified for the time specified in the contract. In case of late or delayed arrival, the tenant must anticipate and notify the owner in advance.

**Inventory of fixtures:** An inventory is jointly established and signed by the tenant and the owner or his representative at the arrival and departure of the house. This inventory is the only reference in the event of a dispute regarding the inventory. The cleanliness of the house in the arrival of the tenant will be found in the inventory. The cleaning of the premises is the responsibility of the tenant during the rental period and before his departure.

**Use of premises:** The tenant must ensure the peaceful nature of the lease and must use the leased cottage for resting, but not for commercial nor professional activities.

**Capacity of lodging:** This contract is for a maximum of people. If the number of tenants exceeds the capacity, the owner may refuse the extra people. Any modification or termination of the contract will be considered at the initiative of the tenant

**Pets:** Animals/pets are not allowed in this cottage. Failure to comply with this clause, the owner may refuse the stay and no refund will be made.

**Insurance:** The tenant is responsible for all damages caused by him on the cottage. It is required the tenant provides a certificate for a personal liability insurance covering these risks.

## DESCRIPTION OF COTTAGE «Bord de Sèvre»

The cottage is situated in a place called "Le Thouet" in the municipality of MORTAGNE SUR SEVRE (85290) in France

Gite N ° 85G263349 - Approved "3 épis" by "Gites de France".

Open all year

Capacity: 4 people and a baby. Pets not allowed

The cottage is located **15 minutes from the Puy du Fou park**, in the heart of Vendée and the Valley of the Sevre Nantaise, bordering the river and with direct access to hiking trails.

**It is an independent house completely renovated in 2013.**

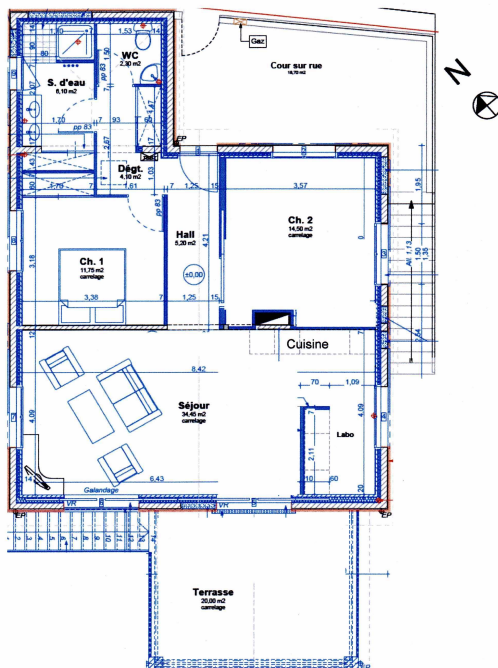
The cottage has its entrance (North) at street level, while opposite side (South) is over river elevation The cottage enjoys the practical and functional side of ground floor and elevation view of the garden, the river and the valley.

### The property comprises

- accommodation of 80 m2 complete plus a terrace of 20 m2 covered (can be closed on request when there are small children)
  - a garden of 160 m2 with hazelnut and plum trees, a large terrace
  - a meadow of 1200 m2 on the riverside,
  - a private space to park vehicles
- Access to the river is free, no fence.

### The accommodation comprises

- a vast space with living room and kitchen (fully equipped kitchen with new oven, microwave, hob 4 burner gas, dishwasher, washing machine ...)
- a bedroom with a bed of 140 x 190
- one bedroom with two beds of 90 x 190
- a bathroom with double sinks, shower with extra receiver dish towel, wardrobe, hair dryer ...
- separate WC



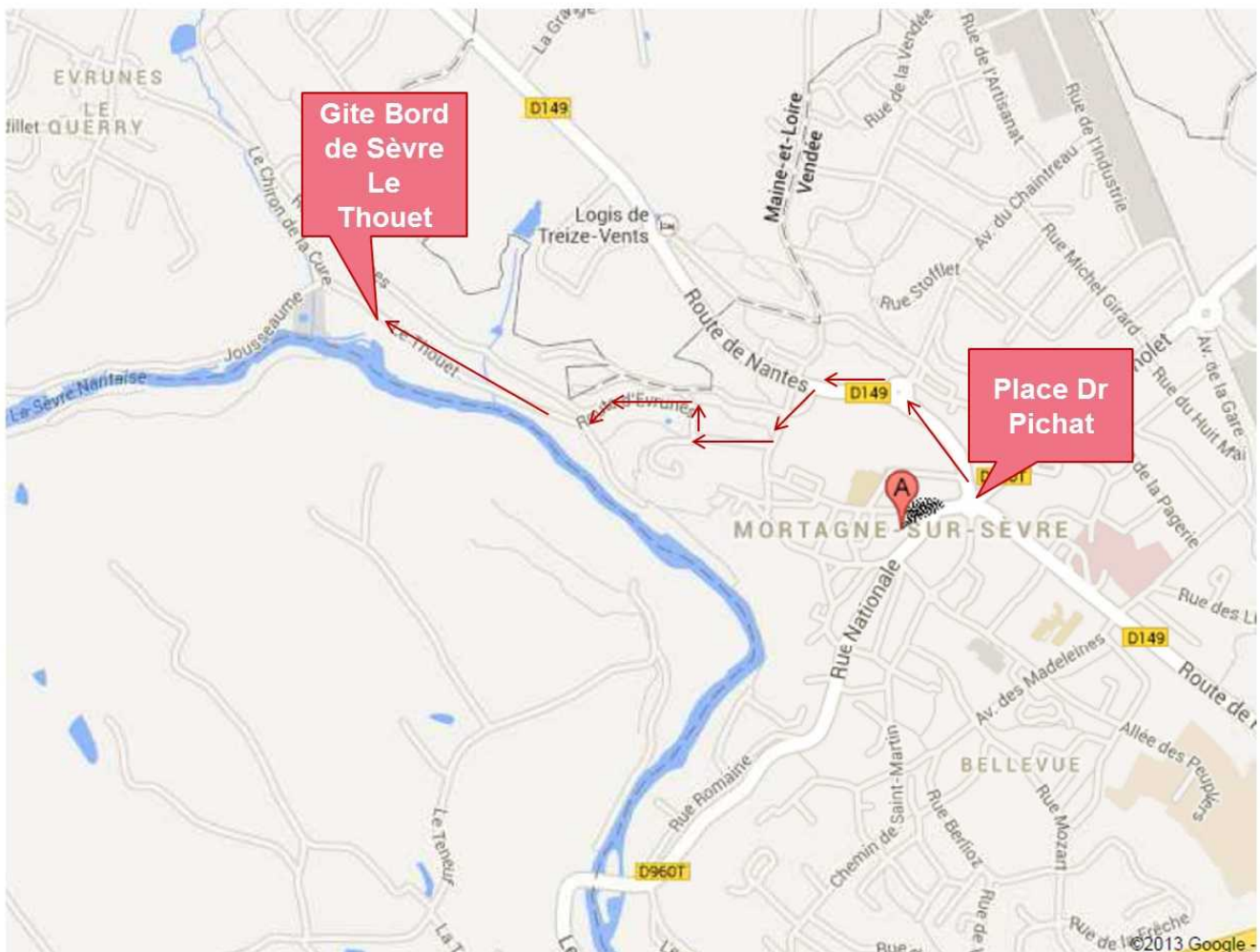
Renovated in 2013 the benefit of a very good insulation and underfloor heating provides a comfortable home for a holiday whatever the season. All rooms have tiled floors, large windows, very bright and various closets and storage.

For further information, please visit our website <http://gite-vendee-bord-de-sevre.fr/> and we will be happy to answer all your questions.

**Access to the cottage:**

In the center of Mortagne sur Sèvre (Square Dr. Pichat)

- take the lead Clisson
- go across the first roundabout where a bakery is
- follow directions Clisson (2<sup>nd</sup> street on roundabout), 150 m after the roundabout turn left onto the “Rue des Etangs”
- continue Rue des Etangs, drive for about 250 meters the road that winds along the castle and down to the Valley of the river Sevre.
- at the fork, take the left direction of "Thouet"
- keep to the right, the road descends along the river for about 300 m
- On your left, the cottage has burgundy sliding shutters, you are arrived!



A map is also available on the site <http://gite-vendee-bord-de-sevre.fr/>