

General Rental Terms and Conditions

Bouctonnières – Marcilly-sur-Vienne, Frankrijk

1. Booking your stay

Booking confirmation and payment

- These general rental terms and conditions apply upon confirming a booking.
- Each booking will be confirmed by Bouctonnières via a booking confirmation sent by email.
- Within 5 days of receiving this confirmation, a deposit of 50% of the total rental amount must be paid.
- The remaining balance must be paid no later than 6 weeks prior to the start of the rental period.
- If the booking is made within 6 weeks before the start of the stay, the full amount must be paid immediately.
- In the event of late payment, Bouctonnières reserves the right to cancel the reservation.

2. Cancellation

Cancellation by the tenant

- Cancellations must be submitted by email. Upon receipt, a cancellation confirmation will be sent by email.
- A booking may be cancelled free of charge within 5 days of the booking date.
- After this period, the following cancellation terms apply:
 - Up to 42 days (6 weeks) before the start of the stay: 50% of the rental amount is due.
 - Between 42 days and 3 days before the start of the stay: 75% of the rental amount is due.
 - From 2 days before the start of the stay or in case of no-show: 100% of the rental amount is due.

Cancellation insurance

- We recommend taking out cancellation insurance through your own insurance provider.

Cancellation by Bouctonnières

If Bouctonnières is forced to cancel the stay due to unforeseen circumstances, the tenant will be informed immediately. In that case, the tenant is only entitled to a refund of the amount already paid.

3. Liability

Liability of the Tenant

- The tenant must treat the holiday home, the garden, and all facilities with care and respect.
- The tenant is responsible for their co-tenants, visitors, and any pets.
- The main tenant is liable for all damage caused by themselves, co-tenants, visitors, or pets, even if such damage is discovered after departure.
- The tenant must avoid causing noise disturbance, particularly between 10:00 PM and 8:00 AM.
- In the event of serious or repeated violations of the house rules, access to the holiday home may be denied without the right to a refund.
- It is not permitted to move furniture (such as beds, sofas, or cabinets).
- Burning wood in the barbecue or making open fires in the garden is prohibited.
- Organizing parties or drinking events is not permitted.
- Smoking is strictly prohibited indoors and in outbuildings.
Smoking outdoors is only permitted when using an ashtray and provided that cigarette butts are properly disposed of. Smoking is strictly prohibited near the gas tank (under the terrace of Le Grenier).

Liability of Bouctonnières

Bouctonnières cannot be held liable for loss, theft, damage, or personal injury of any kind suffered by tenants or their co-users, nor for incidents occurring in or around the house, the garden, or the swimming pool.

4. Maximum number of guests

- Grenier: maximum 6 persons
- Alouette: maximum 6 persons

The maximum permitted number of guests (including any overnight visitors) may under no circumstances be exceeded.

In the event of exceeding the maximum occupancy, the rental agreement will be terminated by operation of law and access to the property may be denied without the right to a refund.

If additional persons stay overnight without the knowledge of the landlord, a surcharge of 25% of the rental amount per additional person will be charged. This amount may be deducted from the security deposit.

5. Pets

Pets are not allowed in Grenier and Alouette.

In case of violation of this rule, (part of) the security deposit may be withheld.

6. The swimming pool

Use of the swimming pool is permitted under the following conditions:

- Children under 12 years of age must always be supervised by an adult.
- The pool gate must always be kept closed to prevent children from accessing the pool unsupervised.
- The pool is accessible between 10:00 AM and 9:00 PM.
- Noise disturbances must be avoided. Playing loud music at the pool is not permitted.

7. End of stay

Handover of the property

The holiday home must be left tidy and broom-clean. This includes:

- Tidying the property and returning all furniture to its original location.
- Sorting waste correctly and emptying the bins according to applicable recycling rules.
- Cleaning the countertops and placing clean dishes back in the cupboards.
- Removing bed linens and leaving them loosely on the beds.
- Leaving the refrigerator and freezer empty.

If the property and/or garden are left in a condition that requires additional cleaning hours, these will be charged at €35 per hour.

Check-out

Check-out is on the day of departure before 10:00 AM.

Upon departure, windows and doors must be closed, and (if applicable) the heating lowered. Please also follow the instructions in the property directory.

8. Security deposit

- The security deposit serves to cover any damage or missing items.
- The inspection of the property takes place during cleaning after departure.
- If no damage is found, the security deposit will be refunded within 14 days after departure via bank transfer.
- If the damage exceeds the amount of the security deposit, the tenant is obliged to pay the difference.
- Any identified damage or defects must be reported to the owner as soon as possible.

The security deposit will be used exclusively to cover confirmed damage or non-compliance with these rental terms and conditions.

We wish you a pleasant and relaxing stay at Bouctonnières.

Dieter & Mathias Segers – Bouctonnières