

Rental contract for a holiday's cottage

Between :

First name : Philippe Name: Lambert

Address: le clos chevalier lieu dit Clabeau 498320 Saint Jean des Mauvrets

called the landlord on the one hand :

and: First name: Name : Mobile:

Address : Email:

called the lessee on the other hand,

It has been agreed a rental for the period from / / until / /

Rental address : Le clos chevalier lieu dit Clabeau 49320 saint Jean des Mauvrets

The rental price is: Euros charges included.

A cleaning charge of € 40 is payable regardless of the length of stay and a visitor's tax of € 0.70 per person (over 18 years) per day.

Your reservation will be confirmed upon receipt of a deposit corresponding to 30% of the stay.

You can make your payment by check, bank transfer or cash, for our guests and residents outside France by **Paypal**.

A balance of € plus cleaning charge and visitor's tax (which can be paid by credit card) and 200€ by cash as security deposit will be paid at the delivery of the keys.

Below the general rental conditions, the description of the leased premises and a route map

General rental conditions

This lease is made in the ordinary conditions and in such matters of the French law and particularly to those below that the lessee undertakes to execute, under penalty of damages and even cancellations

- a) Arrival times are scheduled on **Saturday afternoon from 2 pm.**
Departure times are scheduled on **Saturday morning before 10 am**
- b) It is agreed that **in case of withdrawal, of the lessee:**
 - more than a month before the effective date of the lease, the tenant loses the deposit paid.
 - at least a month before the effective date of the lease, the tenant will also pay the difference between the deposit and the total rent.

of the landlord:

 - within seven days following the cancellation, he shall pay double of the deposit to the lessee.
- c) The lessee shall dwell places as a "prudent man". Facilities are in working order, repairs made necessary by the negligence or poor maintenance during the lease, shall be borne by the lessee.
- d) The lessee shall ensure that the tranquility of the neighborhood is not disturbed by the occupants. For hygienic reasons the animals, even small, are not allowed. The cottage is non smoking.
- e) If applicable, the owner or his representative will be entitled to claim from the lessee at his departure, , the total value for the price of replacement items, furniture or broken materials, cracked, chipped or damaged and those that exceed the normal wear for the duration of the lease, the cost of blankets cleaning, compensation for damage of any kind on the curtains, paints, flooring, sanitary, windows, bedding, etc..
- f) The lessee certifies that he is insured against rental risks (fire, water damages, etc..). A certificate of liability can be issued to him free of charge by his insurer upon request. This insurance against rental risks is included in its insurance liability/home.
- g) The landlord is committed to insure the cottage against rental risks on behalf of the lessee, the latter having the obligation to notify, within 24 hours, any accident occurring in the cottage or in the property.
- h) The security deposit will be paid by check. It will be returned to the lessee at the departure unless restraint.
- i) The lessee may not object to the visit of the premises if the owner or his representative requests it.

Description of the leased premises

Our cottage, "the house of the harvesters," is an authentic farmhouse south-facing in limestone and slate that we have completely renovated. It is separated from other dependencies and you will have a private terrace and direct access to more than 2000 m² garden.

The surface is about 85m². It is equipped to receive 4 to 6 people.

The living room (35 sqm) with a seating area, dining area with a large table, a fully equipped kitchen and a wood stove *. Also on the ground floor you have the toilet and shower room with sink and shower and upstairs two bedrooms with double beds (140x190) and a mezzanine with two single beds (90x190).

Equipment:

Appliances: dishes and cutlery for 6 people, kitchen utensils, stove with oven, refrigerator, microwave, coffee maker, kettle, dishwasher, iron, clothes dryer, washing machine, vacuum cleaner, electric heating radiators
Bed linen and towels are not provided (can rent).

TV, free high speed internet access, WiFi .

Exterior: Garden furniture, chairs, barbecue, badminton net and rackets, petanque, soccer ball and goal.

Location: 2.5 kms of Brissac, Angers 15kms.

All amenities are within 3 kms (3 bakeries, 2 super markets, 4 restaurants).

* The wood for the stove is free from October to April, with participation at other periods (No fire in July / August).

Route map

Important: Don't go to the village of Saint Jean des Mauvrets, it is 5 kms far from our property, you will not find any indication there and nobody will be able to guide you. By following the directions below you find easily. Bonne route!

By coming from Angers / Paris (follow Cholet) by the N160 **or Cholet** by the A87 take the exit 22 direction Brissac, after few km on the D748 turn direction St Jean des Mauvrets - L'Homois-Gennes.

At the roundabout follow the indication Clabeau (**do not follow St Jean des Mauvrets anymore**). The road lowers in a valley and passes over a little river, the Aubance, 30 m further the bridge turn left. The entrance is situated at 50m on your right.

By coming from Brissac / Doué la fontaine/ Saumur leave the castel on your left, at the roundabout follow the direction St Melaine, after approximately 2 km and a little after the panel La Frémonière, the road makes a light elbow on the right, in this bend take the small road which comes down on your right.

The entrance is situated 150 m farther on your left.

GPS: city = Vauchrézien street = Clabeau N-47°21.81 4 W-0°28.418
49320 Saint

Two-page contract made in duplicate.

At The.....

The landlord,

The lessee,