Booking Terms & Conditions for Maison du Pain farmhouse

La Perode, 24580 Rouffignac St Cernin de Reilhac, Dordogne

Tel: 07 80 00 11 55 (from UK – 0033 780 00 11 55)
Email: bookings@la-perode.com

CHECK-IN time is after 5.00pm
(an earlier baggage drop-off is possible on the day, by prior agreement).

CHECKOUT is at 10.00am at the latest – please respect this request as it allows time for us to prepare for subsequent guests.

This is a NON SMOKING property, although smoking outside is permitted under the strict condition that any litter and ash is properly taken care of and discarded. Additional cleaning charges will be applied if these rules are not strictly respected.

MINIMUM STAY / CHANGEOVER DAY –
This property is let for periods of a minimum of seven days, with a Saturday changeover. Please refer to the above for arrival and departure times, which must be respected. Non-Saturday changeovers and partial weeks will be considered outside of the peak letting season - please contact us to review your requirements.

BOOKING CONFIRMATION –
To reserve the property, the client should complete and sign the provided Booking Form and return it, together with the reservation deposit (see below). This signed booking form acts as confirmation of your acceptance of these Terms and Conditions.

RESERVATION DEPOSIT –
A payment of 25% of the full rental cost is required to secure the reservation. A period of seven days will be provided to allow for this payment to be received, during which the booking will remain as ‘provisional’. Please therefore ensure that this payment is made quickly to avoid potential loss of the requested dates (especially for peak periods).
A signed copy of the Booking Form must be received, along with this booking deposit, for the rental dates to become effective.
The balancing 75% payment must be made not less than eight weeks before the arrival date, along with a security deposit of £300 (please refer to the section below). An email reminder will be sent in advance but if payment is not received by the due date, the owners reserve the right to give notice in writing that the reservation is cancelled.
Reservations made within eight weeks of the start date of the rental period will require full payment at the time of booking.
We recommend you take out a Travel insurance Policy (with a cancellation clause) which may enable you to recover any non-refundable monies.

PAYMENTS –
Our preferred payment method is via direct bank transfer which normally incurs no costs for either party, but if any costs do accrue (overseas via BIC / SWIFT for instance) then any and all concomitant charges must be fully prepaid by the client.

INCLUSIVE FEES –
All tourist taxes and utility costs are included (gas, electric & water) but wood for the wood burner will be chargeable, if needed (low season lets only). Rates include one hand- and one bath-towel per person, the latter of which are not for use in the pool area. Extra large pool towels are available for hire at an additional cost of £5 each, if requested. Extra bed linen is available for two-week lettings, although the beds must be re-made by the guests.

SECURITY DEPOSIT –
The client agrees to be a considerate tenant and to take good care of the property, and is required to leave it in the same condition as at the start of the rental period. A £300 security deposit is required alongside the final rental payment, which is fully refundable within fourteen days of departure provided the following provisions are met:

- No damage is done to the property or its contents, beyond normal wear and tear, and on departure the property is left in a clean and tidy condition.
- All waste and rubbish is placed in the bins provided, and soiled dishes are put in the dishwasher and cleaned.
- The agreed party size is respected.
- All keys are left behind on departure.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No late departure.
- The renter is not evicted by the owner or by local law enforcement.

Please note, however, that this clause shall not limit the client's liability to the owner for gross damage or negligence, for which it is recommended that the client arranges travel insurance (including cancellation cover) and to cover for the party's personal belongings, medical expenses, public liability, etc, since these are not covered by the owners' insurance.

PROPERTY DEFECTS –
The client is kindly requested to report to the onsite owners any defects in the property or equipment so that arrangements can be made to expediently replace or repair the fault. This will hopefully assure you of an enjoyable stay and ensure that the following clients enjoy the same benefits.

CANCELLATIONS –
Cancellation of the booking more than eight weeks prior to the arrival date will result in forfeiture of the booking deposit, although if another client can be found for the allocated dates then this will be refunded, less a discretionary £100 / €120 handling fee.
For cancellations within eight weeks of the letting (i.e. after full payment has been received) this will again result in the total loss of all sums paid unless a replacement booking can be found. The owners promise to vigorously pursue this replacement booking and, if successful, the new letting price will become the sum that is refunded – in other words less any discounts that may need to be conceded to find an alternative client at short notice. Please also note that early departure does not warrant any refund of rent.
For these reasons we again strongly advise all clients to take out holiday insurance to avoid any potential losses.
In the event that the owners need to cancel the reservation (which would only be by force majeure or due to a change of ownership / property being sold) then they will refund all monies paid to date. The owners promise to notify you as soon as reasonably possible after they become aware of the issue and will make every endeavour to inform you of any available options.

SWIMMING POOL –
The swimming pool is not supervised and therefore any use of this facility is totally at the client's risk. In particular, the client accepts responsibility for ensuring adequate supervision, at all times, of any children within their party. A safety fence that fully complies with local laws has been installed, along with a child-proof gate – please do not jam this gate open as this obviously undermines these safety precautions.

WEBER GAS BBQ –
A top quality range-style BBQ is provided in the poolside summer kitchen, for which normal safety precautions apply. There is a fire extinguisher located nearby and guests are asked to never leave the BBQ unattended whilst in use.

MAXIMUM OCCUPANCY –
The maximum number of guests is limited to nine people, plus baby, although additional guests may be accommodated by prior agreement. The number of guests indicated at the time of booking will be accepted by the owners as the contracted party for the period of rental. Additional guests may be invited, with the owners' prior consent, but the owners reserve the right to make additional charges to cover any extra cleaning or laundry costs.

HOUSEKEEPING SERVICE –
Whilst linens and bath towels are provided, a daily maid service is not included in the rental rate. We suggest you bring your own pool towels but these can be rented by prior request (please see inclusive fees).

RATE CHANGES –
The owners maintain the right to alter weekly rates according to prevailing circumstances, although your own rental terms are naturally agreed once the booking is confirmed.

FALSIFIED BOOKINGS –
Any booking obtained under false pretences will be subject to the forfeiture of any advance payments, deposit and/or rental money, and the party will not be permitted to check in.

PETS -
Well behaved and obedient pets are welcome, but usually only out of peak season and after prior discussion and agreement with the owners. This remains a farming community so dogs must be kept under control at all times and pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture or in the bedrooms at any time and an extra cleaning charge of £25 per pet will be applied to all bookings.

PARKING –
There is ample space for parking of vehicles, but there are no garaging facilities.

WATER AND SEPTIC SERVICES –
The property is remote and therefore operates on a purpose built and fully approved fosse septique (septic tank) system. Please respect the disposal rules of sanitary goods, which will be explained on arrival. The septic system is very effective but it may clog up if improper material is flushed, so please explain to all party members that anything other than toilet paper has the potential to damage the system.

LIABILITY LIMITATIONS –
The owner shall not be liable to the client for any of the following:

- For any temporary defect or stoppage in the supply of public services to the property, nor in respect of any equipment, machinery or appliances within the property or pool area
- 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 owners
- For any loss or inconvenience caused to, or suffered by, the client if the property is destroyed or substantially damaged before the start of the rental period. In any such event, the owners shall, within seven days of notification to the client, refund all sums previously received in respect of the rental period.

Under no circumstances shall the owners' liability to the client exceed the amount paid to the owners for the rental period.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved, in writing, in advance of the booking acceptance.