

RENTAL AGREEMENT

Seasonal Lease

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE
412 Path of the Bruyères Hamlet/Lieu-Dit Magril,
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TENANT :

Name
Address:
Tel.:
e-mail:
No. of adults:
No. of children under 18 years old:
No. of babies:
No. of Animals:



2/ Description of the Green Haven in Magril Hamlet ☐ 100m²/6 Pers. or ☐ 60m²/4 Pers.

ADDRESS: GREEN HAVEN 21 path of the Bruyères, Hamlet of Magril, 24370 SIMEYROLS

- ☐ Situated: 15km from Sarlat & Souillac (Station/Motorway A20)
- ☐ Nearest shops: Carlux 4km, St Julien de Lampon 7km & Salignac 10km
- ☐ Rental property suitable for 2 to **6 persons** (children & babies included).
- ☐ Detached character property, Farm House on 2 floors. For exclusive use of the renter
- ☐ Recently Restored (1st renovation in the 70's. 2nd Renovation of the barn 1999-2006, Renovation & layout of the attic 2011-2012 & renovation of the oldest part of the farmhouse 2015-2016)
- ☐ Furnished classified ★★★★★ & 3 Ép. Comfort & equipment improved every year
- ☐ **Tel. owner's house : 00 33 (0)553 29 71 85 if you need to be contacted** if you have surtaxes on calls with you phone • Connexion 4G correct for mobile phones in our area on the top of the hill (some times no access in some valleys ☐ Wifi in the accommodations. 2 professional box in the gites & 4 wifi antennas to catch the connection in & round the gites & the pool (8 > 18MoBits/sec) + 1 4G Key in case storms would damage our phone lines & 4G for smartphones. (Fiber pretty soon in 2024)

● APPROXIMATE SURFACE OF THE ENTIRE HOUSE ≈ 100 m² / 1076 Sqft

• Living Room on ground floor ≈ 25m² / 270 Sqft

- ☐ 1 Long couch, 1 armchair
- ☐ Fireplace & electric radiator
- ☐ Country Table with 2 benches 2 stools f + 1 high chair
- ☐ Smart Tv/Dvd player. Possibility to watch International channels on a computer with an Internet high speed wifi Access)
- ☐ Open Kitchen

• Open Veranda ≈ 8m² / 86 Sqft & Pergola

- ☐ Veranda with Private Jacuzzi for 3 pers.
- small fridge for fresh drinks in summer & not overload the on in the kitchen
- ☐ Pergola with 2 Tables & 8 chairs

• Master Bedroom on the rez-de-chaussée ≈ 23m² / 250 Sqft

- ☐ 1 Large round bed (Diameter 2,40m) equivalent of a queen size bed (memory form mattress),
- ☐ Cupboard and dresser
- ☐ 1 small chest & an armchair
- ☐ Heating: Fireplace with enclosed hearth, 1 radiant & 1 tower Fan

• Double Bedroom on the rez-de-chaussée ≈ 19m² / 200 Sqft

- ☐ 1 Double Bed 140 x 190 & 1 Single Bed 70 x 170 cm OR Baby Travel Cot
- ☐ 1 Cupboard & small safe large enough for a laptop
- ☐ Heating: electric radiator, heat from the hearth & 1 tower fan
- ☐ Desk in the corridor + Books & documentation, Postcards, maps about the Périgord at your disposal

Even if all the rooms on ground floor, opening directly in the garden, there are a few steps in between livingroom & Bedrooms, so this accommodation is not suitable for a wheel chair.

• Master Bedroom Upstairs ≈ 15m² / 160 Sqft

- 1 Double Bed Queen Size (160x200cm) + a 2nd Baby Travel Cot
- 1 Dresser & a Large Cupboard in the corridor
- Heating / Air Conditionning reversible & heat from the fireplace

• Double Bedroom on an open Mezzanine ≈ 11m² / 120 Sqft

- Double Bed (140x190cm) & Single Bed (90x190cm) for 1 or 2 teenagers
- Heating / air-conditioning reversible

2 baby travel cots available, but, owing to the presence of the mezzanine & the pond even if it's not deep, we advise families coming with children able to walk but who are unable to swim, that this gite maybe not appropriate. Reason why we'd added a barrier downstairs & locks on each door of the house so that young children can not venture alone in the garden. However, if you come with young children, you undertake to ensure that an adult will always be with them in the garden to supervise. In the case of any incident, the lessor shall not be held responsible.

● SANITARY FITTINGS

• 2 Bathrooms on ground floor ≈ 3m²/35 Sqft each

- ☐ In the Master Bedroom 1: 1 bathtub 1 washbasin, 200l water tank specialty for it
- ☐ In the other Double Bedroom : 1 Shower cabin & 1 washbasin 1 hair dryer
- ☐ Separate Wc in the corridor in between those 2 bedrooms on the rez-de-chaussée

• 1 Bathroom Upstairs ≈ 4m²/44 Sq ft

- ☐ 1 Large Shower (125 cm x 100cm) & 1 Washbasin
- ☐ 1 Radiator/heated towel rail, 1 Hairdryer & a 2nd vacuum cleaner

• Cellar ≈ 2m²/22 Sqft

- ☐ 1 x 5kg capacity washing machine & 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer, when the sun and the wind don't allowed you to dry washing outside)
- ☐ 1 Ironing board and Steam iron & 1 Vacuum cleaner

- ☐ 1x300 l Immersion heater, supplying the 2 bathrooms with shower & kitchen
- ☐ 3rd independant toilets in this cellar close to the living room 3 wc Connected to 2 septic tanks. Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us or through too old yogurts in the toilets)

● KITCHEN EQUIPMENT ≈ 5m²/50 Sqft

- ☐ A 4 rings electric Cooker + Oven + Microwave cooker + Baq & electric Plancha
- ☐ 3 Coffee pots (1 Traditionnal & 2 Senséo), 2 Kettles & 2 Thermos
- ☐ 1 Steamer, 1 Toaster, Electric Juice Extractor, 2 Food processor
- ☐ 1 x 12 place Dishwasher & 1 Fridge/Freezer + 1 small fridge under the veranda for cold drinks
- ☐ 1 Crockery Cupboard (= 18 place settings, details given in the inventory) and food cupboards, containing necessary items for 1st breakfast

• We also offer you to have your 1st meal with us OR to put a picnic basket at your disposal in the gite if exosted by your journey, for all stays of at least a week, to make your installation easier. Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN is available and included in the rental price :

- ☐ 1 Bath Robe (XL, L, S & for children), 1 Bath Towel, 1 Flanel for each one OR 2 bath towels/pers.
- ☐ Large Double Duvets & Quilts for all the double beds, 2 pillows + bolster and/or 2 extra pillows
- ☐ Single duvet & Quilt for the single beds & a pillow for each one
- ☐ Tea Towels & Table clothes at your disposal as well

Because of the firealams for a safe use of the fireplaces & to ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. Ashtrays & recycling station are available outside for smokers to stub out their cigarettes & not to set fire to the land.

● LAND

Property of almost 70 000m² (200x600m / 650x2000ft) 1/3 of fields 2/3 of woods. This independent Farmhouse has a private garden approx 1500m², fenced (1m high), with 9m² Terrace under the Pergola & Private Jacuzzi under the veranda & hammocks. Small pond, no smells & no mosquitoes, but with water lilies, dragon flies and frogs and toads, you might hear them in Spring. (but no frogs/legs on the menu !). Surrounded by wooded hills and agricultural land (fields, pasture for sheep and horses). Parking for 3 cars behind the house +10 000m² of shared & fenced garden by the pool.

● SHARED WIMMING POOL, Spa, Aquabike / RIVER & CANOEING

☐ This Accommodation give access to our private (no lifeguard) Really heated Pool 28/32°C 82/90°F from 15th of April to the 31st of Oct. (12x5m, including 1m for a spa with Aquabike & the padding • Treated with salt • + PoolHouse of 60m²/645 Sqft with bathroom, Kithenette, summer dining room & games (Badminton, swings, table tennis, Table football, darts, also available there • Shared spaces for all our guests • are nearby, round the Main Farmhouse in the Brandettes hamlet, accessible via the path crossing the property on foot, by bike or car 3min/300m away in the middle of the property, • Pool protected by a dome & a 10000m² fenced field round this farmhouse • Built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farmhouse. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day in summer. For those who are allergic to their bites (or to Pollen as well), take in your luggage adequate anti-allergen because we are not allowed to give you any medicine. ☐ In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tarnières (15km/10 miles)

● OTHER SPORTING ACTIVITIES

• Walks: Path along the house leading to the GR6 path & many others • Tennis at Salignac rent a court 10 min away • Horse-riding in Souillac & Sarlat too • Cycle path along the river Dordogne 30km from Cazoules to Sarlat. Possibility to rent/book Bicycles along this path at Cap évasion in St Julien de Lampon ou Liberty Cycles in Sarlat • For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS

Allowed with no daily charge • if they are not aggressive with our other guests, our pets and other animals around (sheeps, horses, deers, squarrels, Hedgehogs, birds...) • With a flea & tick collar • Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carefully, we have to pay attention on that point, because of the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at Magril, 21 path des Bruyères 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed:

- For a period of

• With effect from the

• And ending on the
- Nights
20 , in between 4pm & 10pm
20 , in between 8am & 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, **a gite is not an hotel, but a house under your responsibility during your stay** (even if we are there, as soon as you need help, to inform you how to use an equipment you're not familiar with) without in any way compromising it or allowing any deterioration or damage (Otherwise the contract will be broken, if this rule is not respected & significant damage is reported and you will be asked to leave the accommodation immediately, & the rest of the stay will not be refundable) • To maintain the rented property in good condition and return it in good condition at the end of the rental period • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering • Services: water, electricity, heating (in between the 1st of Oct.& the 15th of May. Outside this period command of the radiants are looked. Ask us to connect the radiants is the weather justify it, if not or for a temperature inside over 20°C additional cost of 75€ per week. Wood for the fireplaces is included in the cost of the stay. However, we would ask you to be careful with consumption of electricity (taking account, wherever possible, of the off-peak periods **from 22h to 6h**) and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 5 m³ per week) will be charged to the Tenant and must be paid for before departure. • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, or equipment damaged which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the lessor shall not be held responsible. Even with new electric boards, **it is recommended that you unplug computers & smartphones OR any equipment with electronic components during a storm.** • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present • To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to :

- Leave shared spaces in order & to close beach umbrellas every time to leave the pool

• To clean correctly Barbecue & Plancha in between each use

• Put all together in the bathtub, all house linen you've used during your stay
(Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)

• Empty & carry your garbage to the appropriate container along the roads of the village
(No incineration of our garbages for organic agriculture, buried the cost is about 4€ for each bag of 50l)

• Replace Furniture, Dishes, Tv, Connections Tv remote & Games where you found them

• & Start the Dishwasher just after the last breakfast
(50€ will be kept upon the damage deposit for each rule that will not be respected)
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice

• Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor.

• To respect the maximum occupancy, as indicated in the property description: the house will accommodate 8 people in comfort; maximum occupancy shall not exceed 10 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent.

• Not to bring any animals into the property, without the express agreement of the Lessor

• To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems

• The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of

€
- ☐ Deposit of 30% immediately, to confirm the booking,

& The balance has to be paid 1 MONTH BEFORE the date of the arrival

☐ 3 Payments with no fee

☐ Bank transfers each month in between booking & arrival

• We offer you the “taxe de séjour” (overnight tax) of 0,55€ €/night/ adult.

• Cancellation policy without Cancellation Insurance

1/ Possibility to cancel a stay 48h after booking with no fee

2/ If the Balance is not being paid one month a least before the start of the rental or if over conditions of payment are not respected, the Lessor reserves the right to re-let the property immediately

- 3/ Cancellation in between the date of the booking stay & 1 month before the day of arrival, no need to pay the balance, but the deposit is not refundable

4/ Cancellation 1 month > 48h before the arrival, balance refundable depending on re-rented nights

5/ For canceled stays 48 hours before the start of the rental, on the day of the arrival or during the stay the balance has to be completely paid by the tenant, as a compensation, under all circumstances, even in case of illness, accident or any unforeseen event, with no cancellation Insurance

- Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com)

Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, with a bank transfer, cheque or cash in the sum of 1000 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

RENTAL TARIFFS 2024 (*For direct Booking)

For 6 Persons children & babies included)	Stay > Price for >	28 Nights 1 Week	21 Nights 1 Week	14 Nights 1 Week	5, 6 or 7Nights 1 Week
High Season 20/07> 23/08		<	2061,50 €*	>	2170 €
Inter Season 6> 19/07 & 24 > 30/08		<	1662,50 €*	>	1750 €
Low Season 1/4 > 5/7 & 31/8 > 15/11		672 €	784 €	896 €	1120€

- Long WE at the low Season Only & outside school holidays 3 or 4 nights 900€ for the WE

• Minimum Stay : 12 Nights in summer & 1 week the rest of the year
(stay for 5 or 6 night possible with the same tariff than for a week)

• *Long Stays in July & August For 14 Nights & more discount of -5% /tariff/week for direct booking
OR for 12 or 13 nights, only the nights spent on site are due ;

• Discounts at the Low Season for 2 weeks -20%, 3 weeks -30%
& outside school holidays (May/June & Sept>MidOct.: 4 consecutive weeks -40%

• Days of Arrival & Departure : in summer Arrival possible on Saturday OR Sunday
& Departure on Friday OR Saturday Flexible outside summer & school holidays,

• Arrivals 16h > 22h & hour of Departure 8h > 10h & depending on next booking

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,55€/day & /Pers. & Vat 10%, Water, Electricity, Heating from the 1st of Oct. to the 15th of May for 20°C. Wood for the Fireplace

• Cleaning at the End of the stay , All linen provided & Beds will be made

• At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books & Started Pack of grocery / Cleaning products at your arrival.

• Pets accepted without daily fee (with a flea & tick collar) if they are not aggressive with ours & the others guests in shared spaces by the pool,

• Free Access: Shared Heated Pool 30°C/86°F from the 15th of April to 31th of Oct. in the main farm Internet/Wifi & Laundry (washing powder not provided use some liquid one if possible)
- OFFERED

• Courtesy tray in all our accommodations

• Welcome Basket for a 1st Breakfast (mention what you would like)
(Country bread, pastries, butter, jam ,milk, yogurts, fruit jus...)

• 1st DINER OFFERED (for stays of 1 week & more)
Meal round our Guest Table on the day of your arrival
OR Pique Nique Basket at your disposal in the gîte
☐ YES ☐ NO
☐ YES ☐ NO
- Possible Allergies :

• Payments accepted: Bank Transfer, Checks, Cash with 2 or 3 payments with no fee, or monthly bank transfers

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers. Suppl.: for more than 6 Pers (children & babies included) in the Gite fee of 20€/night/pers 10€/night/pers. for camping in the garden & 5€ for visitors over the capacity of the gite

• Heating switch on, from the 15th of May to the 30th of Sept. OR over 20°C +75€ per Week

• Electric vehicle recharge : 10€ per night

• Guest Table : To book with the stay & to pay at least with the balance, one month before arrival
On request only because all our accommodations offer possibility to cook + many restaurants around & for you not to feel captive of our family cooking.
☐ Breakfast 10€/day/Pers. 5€/day/Pers. for children -12 years old (8.30 to 10.30am)
☐ Brunch sweet/salty 20€/day/pers. & 10€/day/children -12 ans (8h30 à 10h30)
☐ Diner avec participation de 25€/Meal & /Pers. 15€/Meal/children -12 ans.)
for 1 menu with 1 aperitive, 1 starter, 1 main course, 1 dessert & 2 Drinks

• Delivery of your order of Bread, 2 x /Week on request only (Shopping to Refund)

• Guide Tours with our 2Cv or Monospace +driver 0,70€ cost of kilometres done for you

• I.T. COURSES Photo & Inphography, Watercolors, Drone, Cooking Courses depending of the planning of the Chef, outside high season, on Request and Quote

• Events : Birthday, Break-Storming, Private concert, on Request & Quote

• Cleaning during your stay (30€/h social contribution included) ☐ YES ☐ NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceeded by the words
“Read and approved by”

The Tenant

Signature preceeded by the words
“Read and approved by”

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT *Seasonal Lease*

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

412 path the Bruyères, Hamlet/Lieu-Dit Magril,
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Phone : 00 33 (0)553 29 71 85

N° Siret : 509 552 790 00016

TENANT :

Name:

Address:

Tel.:

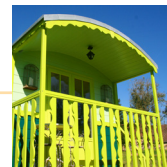
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Description of the Gypsy Caravan (House made of Wood, 18m²/194 ^{Sq}ft for 2 Persons)

BOHEME SPIRIT: 10 PATH THE BRUYÈRES, Magril Hamlet, 24370 SIMEYROLS

□ Situated 15km from Sarlat & Souillac (Station/Motorway A20) or A89 Exit Thenon 35km

□ Nearest shops: Carlux 4km St Julien de lampon 7km Salignac 10km

□ Rental property suitable for 2 persons

□ House completely made of Wood with a look of Gypsy Caravan recently built (2015).

□ Detached property & for exclusive use of the renter. On 1 level, accessible with 4 steps.

So it's not suitable for a wheel chair

□ Furnished classified 3 Epis. Comfort & equipment improved every year

□ Phone in the Main Farmhouse +33 (0)553 29 71 85 to receive calls if you have surtaxes on international calls with your smartphones • Connexion correct for Mobile Phones 4G, except in some valleys • Free Wifi access in the accommodation with Smart Tv to surf on Internet, 2 professional box in the gites & 4 wifi antennas to catch the connection in and round the gites (8>18MoBits/sec) & 4G Key in the poolhouse in case our lines would be damaged by a storm. (Fiber coming soon in 2024)

● AREA OF ALL THE GIPSY CARAVAN ≈ 18m² / 194^{Sq}ft

● STUDIO (Combined living & sleeping area) ≈ 14m² / 160^{Sq}ft

□ 1 Sofa Bed (Double Bed, Queen Size)

□ 1 Single bed folded under the double Bed OR a Baby Travel Cot is also available for babies for 18 months old max. It can be used in summer only when the weather is fine enough to fold the table of the dinning corner & having diner outside is possible

□ Heating : Air Cond. reversible

□ 1 Armchair

□ Smart Tv Digital, Wifi

● KITCHENETTE ≈ 2m / 6,5^{Sq}ft wild (on the left side of the door)

□ 1 Refrigerator with a freezer

□ 1 Combined Oven & Microwaves

□ 2 electric rings

□ 1 Coffee machine Senseo & 1 Kettle, 2 Thermos + coffee & filters

□ 1 Barbecue & 1 electric plancha

□ 1 x 9 sets Dishwasher

□ 1 Toaster, a Juice extractor & 1 Food processor

□ A Crockery Cupboard (2/3 place settings, details given in the inventory) and a food cupboard drawer and shelves, containing necessary items for 1st breakfast.

We invite you to have your 1st Meal with us OR we offer you a picnic basket in the accommodation if you feel tired after a long trip, for all stays of at least 1 week & more, to make your installation easier . Please confirm this option at the end of the rental Agreement & your possible allergies.

● DINING AREA (on the right side)

□ A Folding Table with 2 stools

□ A Pedestal & 2 stools on the balcony

□ Garden furniture : 1 table & 3 chairs & 1 pique nique table

● SANITARY FITTINGS : A REAL BATHROOM ≈ 3m²/30^{Sq}ft

□ A Shower Cabin 90x90cm / 8,8^{Sq}ft with hydromassage

□ 1 Washbasin

□ 1 Outdoor oldfashion zinc bathtub with mixer tab & shower hose connected to the water tank

□ A 200 l Immersion Heater supplying bathroom, outdoor bathtub & Kitchenette

□ Toilets connected to a Septic Tank (Please take care only to throw the strict minimum down the toilet. Forbidden items: Duck Fat, Wipes, Kitchen paper, Paper tissues, Feminine protection, Tampax, Cigarette ends & Bleach. If one of the members of the family is being treated with antibiotics, please inform us)

□ 1 Cupboard with Baby Travel Cot there at your disposal

□ 1 Ironing board and Steam iron & 1 Vacuum cleaner

□ 1 Hairdryer

□ 1 Radiator/heated towel rail in between Washbasin & Toilet to give some privacy on each side of the bathroom. As the shower has on each side & the doors 1/3 of opaque glasses to preserve the privacy of the one using it

□ Laundry : Free access to a shared washing machines in the Cellar of the main Farmhouse in the middle of the property (Washing powder not provided, if possible take some liquid one)

● HOUSEHOLD LINEN

available for 2 persons (including tableclothes & tea towels) with no extra charges.

□ 1 Bath Robe + 1 Bath Towel OR 2 Bath towels per pers., 1 Flanel for each one

□ Large Double Duvets & Quilts for the double bed + 4 Pillows & a Bolster

□ Single duvet for the single bed and Sheets & Blanket for the Baby Travel Cot
Because of the Fire Alarms & to ensure the hygiene of all the house linen, mattresses & curtains, the house is non-smoking. But smokers are welcome & there are some beach ashtrays available outside for cigarette ends & avoid causing a fire in the country side. A special box in each hamlet to recycle butts.

● LAND

Property ≈ 70 000m² (200x600m / 650x2000ft) 30% of fields & 70% of wood to preserve our tranquility).

□ Including 7 500m² / 9 000^{Sq}ft, fenced field (1m high) round the gipsy caravan, private space, with a terrace surrounded by wooded hills & valley & agricultural lands (fields, pasture for sheep & horses)

□ in front of this cottage, 1 Table, 3 Chairs in the shadow & 1 Pique nique table in the sunshine in the morning

□ 2 SunBath chairs, 1 bench & 2 armchairs in the sun 4 armchairs in the shadow of the oak trees

□ 1 Parasol (to fold every time you go out & every night because in case of some wind, it may be broken at once on our hills and in this case you will have to replace it)

□ Parking for a car at the entrance of the field. In the field only with dry weather

+ another one by the pool

□ + 10 000m² of fenced field, shared space round the main farmhouse & our heated pool, in The Brandettes Hamlet, accessible with path in 2min/300m by foot, bike or car

● SHARED SWIMMING POOL, Spa, Aquabike & Padding

□ Nearby the Main Farmhouse, in The Brandettes Hamlet, Private (that means no lifeguard)

□ Really Heated Pool with air/water pheat pump & the dome 28/32°C 82/90°F from 15th of April to the 31st of Oct. Treated with salt

□ 12x5m, including 1m for the Jacuzzi with Aquabike & the padding

□ + PoolHouse of 60m²/645^{Sq}ft with bathroom, Kitchenette, summer dining room & games (Badminton, Swings, Table tennis, Table football, Darts, also available there

□ Shared spaces for all our guests of the 2 others gites

□ Accessible via the path crossing the property on foot or by bike or car 2mn/300m away in the middle of the property,

□ Pool protected by a flat & rigid cover & a 10 000m² fenced field round this farmhouse

□ Built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time

□ Private Pool & like in all the gites so Children may bathe only if supervised by a parent.

We are very strict on that point because the Dordogne Department is a very wild area for the emergency services are far away & they have to look after 100 000pers. in summer instead of 10 000 in winter!

□ Please be aware, if you suffer from allergies, you might see some dogs & cats living in the shared spaces by the main farmhouse. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day. For those who are allergic to their bites, take in your luggage adequate anti-allergen because we are not allowed to give any medicine.

● SWIMMING AND CANOEING

In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Lakes & man-made beaches at Gourdon, Grolejac, Tamniès (15km/10 miles)

● OTHER SPORTING ACTIVITIES

□ Walks on the GR path starting behind the house.

□ Tennis at Salignac 2 courts to rent 10 km away.

□ Horse-riding in Souillac & Sarlat 15 km.

□ Cycle path along the river Dordogne 20km /12,5m from Cazoulès to Sarlat.

□ Bicycle to rent along the path to book at the same time than the gite

□ Golf in Souillac

□ Accrobranche à Carsac 10km far on the road to Sarlat

□ Quad, Bowling in Marcillac St Quentin à 15 km

□ Kart in Salignac and much more on our website www.sibemol.fr > Distractions

● PETS

Allowed, with no fee, with a flea & tick collar & if they are not aggressive with our other guests in shared spaces, our pets and other animals around (sheeps, horses, deers, squarels, Hedgehogs, birds...). Special Bed covers to protect bedding and sofas from pet's fur. Even if we do cleaning very carefully, we have to pay attention on that point, because of the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at Magril, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed:

- **for a period of** _____ **days/week(s)**
- **with effect from the** **20** , **in between 4pm & 10pm**
- **and ending on the** **20** , **in between 8am & 10am**

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, **a gite is not an hotel, but a house under your responsibility during your stay** (even if we are there, as soon as you need help, to inform you how to use an equipment you're not familiar with) without in any way compromising it or allowing any deterioration or damage (Otherwise the contract will be broken, if this rule is not respected & significant damage is reported and you will be asked to leave the accommodation immediately, & the rest of the stay 'll not be refundable) • To maintain the rented property in good condition and return it in good condition at the end of the rental period • To maintain the garden in good condition, giving it the appropriate care and attention (the lawn is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering • Services: water, electricity, heating are included in the cost of the stay. **(Heating is included in between the 1st of Oct. to the 15th of May, outside this period to switch on the radiants and/or for a temperature over 20°C, we will be obliged to charge 25€ per week)** However, we would ask you to be careful with consumption of electricity **(taking account, wherever possible, of the off-peak periods 1.00am > 7.00am)** and water (not leaving taps running unnecessarily). Any excess consumption of water (in excess of 2m³ per week) will be charged to the Tenant and must be paid for before departure. • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power & Internet cuts, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, **it is recommended that you unplug any equipment with electronic components during a storm.** • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present • To return the house, at the end of the rental period, in good conditions. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to :

- **Leave Shared Spaces in Order & to close beach umbrellas every time to leave them**
- **To clean correctly Barbecue & Plancha in between each use**
- **Put all together in a basket, all House Linen you've used during your stay** (Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- **Empty & Carry your garbage to the appropriate container along the roads of the village** (No incineration of our garbages for organic agriculture, buried the cost is ±4€ for each bag of 50l)
- **Replace Furniture, Dishes, Tv, Connections Tv remote, Toys & Games where you found them**
- **& Start the Dishwasher just after the last breakfast** (50€ will be kept upon the damage deposit for each rule that will not be respected)

• To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor. • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 3 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. He must provide proof of this to the Lessor by showing him a certificate of holiday insurance (an extension, normally included, to your house insurance). In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to & accepted by means for the stay, which the Tenant undertakes to pay to the Lessor at her address, in the following manner:

- **A Rent (100% of this amount is for the charges of this rental) of** _____ **€**
- ☐ **Deposit of 30% immediately, to confirm the booking,**
- & The balance has to be paid 1 MONTH BEFORE the date of the arrival**
- ☐ **3 Payments with no fee**
- ☐ **Bank transfer each month in between booking & arrival**
- **We offer you the "taxe de séjour" (overnight tax) of 0,55€ €/night/ adult**
- **Cancellation policy without Cancellation Insurance**
1/ 48h after booking : Possibility to cancel a stay 48h after booking with no fee
2/ 1 month before the start of the rental, if the Balance is not being paid a least before or if over conditions of payment are not respected, the Lessor reserves the right to re-let the property immediately
3/ 1 month before the day of arrival, in case of cancellation in between the date of the booking stay & no need to pay

the balance, but the deposit is not refundable

4/ in between 1 month > 48h : For canceled stay before the day of the arrival, we will refund part or all of the balance, corresponding to the nights of your stay that have been re-rented

5/ 48 hours before the start of the rental, on the day of the arrival or during the stay, for canceled stays the balance has to be completely paid by the tenant, as a compensation, under all circumstances, even in case of illness, accident or any unforeseen event, with no cancellation Insurance

- **Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com)**
Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300 €, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property

TARIFFS 2024

(*For direct booking & commission OTA not included)

SHEPHERD HUT, THE BOHEME SPIRIT

	For 2 Pers. Stay of > 28 Nights Price for> 1 Week	21 Nights 1 Week	14 Nights 1 Week	5,6,7Nights 1 Week
High Season 20/7> 23/8	<	731,50€*	>	770€
Inter Season 6> 19/7 & 24 > 30/8	<	665,00€*	>	700€
Low Season 30/3> 5/7 & 31/8>15/11	336€	392,00€	448€	560€

- **Long WE at the low Season Only** & outside school holidays 3 or 4 nights 400€ for the WE
- **Min Stay** : 1 Week. (Stay for 5 or 6 nights possible for the same tariff than for a week)
- ***Long Stays** In summer discount of 5%*/tariff/week for 14 nights & more, for direct booking **OR** for stay of 12 or 13 nights, only (the nights spend on site are due) for arrival on Sunday and/or departure on Friday
- **LONG STAY** at the LOW SEASON discount for 2 consecutive weeks -20%, 3 consecutive weeks -30%
- **& outside all school holidays** (May/June & Sept>Mid Oct.) 4 consecutive weeks -40% with wifi for telework
- **Days of Arrival & Departure**: in summer (July & Aug.) on Saturdays. flexible the rest of the year

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- **All Taxes & Charges included** : Tourism tax offered (0,55€ per night & per Pers. & Vat 10%, Water, Electricity, Heating from the 1st of October to the 15th of May
- **Cleaning** at the End of the stay , All linen provided & Beds will be made
- **At your disposal** : Items for babies, toys & games, documentation about the area, books, and started pack of grocery & cleaning products for the beginning of the stay
- **Pets accepted** with out daily fee, (with a flea & tick collar)
if they are not aggressive with ours & the others guests in shared spaces by the pool,
- **Free Access**: Shared **Heated Pool** nearby 30°C/86°F from the 15th of April to 31th of Oct.
- **Internet/Wifi & Laundry** (washing powder not provided, use some liquid one if possible)
- **Welcome Basket offered** in all our accommodations with everything necessary for the 1st Breakfast

OFFERED

- **Courtesy tray** in all our accommodations
- **Welcome Basket** for 1st Breakfast (mention what you would like not to waste food)
(Country bread, pastries, butter, jam, milk, yogurts, fruit jus...) ☐ YES ☐ NO
- **1st DINER OFFERED (for stays of 1 week & more)**
Meal round our Guest Table on the day of your arrival ☐ YES ☐ NO
OR Pique Nique Basket at your disposal in the gite ☐ YES ☐ NO
- Possible Allergies :
- **Payments accepted**: Bank Transfer, Checks, Cash with 2 or 3 payments with no fee, or monthly bank transfers

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- **Pers. Suppl.:** for more than 2 Pers in the Gite fee of 15€/night/pers, 10€/night/pers for camping in the garden & 5€/day/pers. for visitors over the capacity of the gite
- **Heating** switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€/perWeek
- **Recharge Electric Vehicle** 10 € per night
- **Guest Table** : To book with the stay & to pay at least with the balance, one month before arrival
On request only because all our accommodations offer possibility to cook + many restaurants around & for you not to feel captive of our family cooking.
☐ **Breakfast** 10€/day/Pers. 5€/day/Pers. for children -12 years old (8.30 to 10.30am)
☐ **Brunch sweet/savory** 20€/day/pers. & 10€/day/children -12 ans (8h30 à 10h30)
☐ **Diner** avec participation de 25€/Meal & Pers. 15€/Meal/children -12 ans.)
for 1 menu with 1 apertive, 1 starter, 1 main course, 1 dessert & 2 Drinks
- **Delivery of your order of Bread**, 2 x /Week on request only (Shopping to Refund)
- **Guide Tours** with our 2Cv or Monospace +driver 0,70€ cost of kilometres done for you
- **I.T. COURSES** Photo & Inphography, Watercolors, Drone, Cooking Courses depending of the planning of the Chef, outside high season, on Request and Quote
- **Events** : Birthday,, Break-Storming, Private concert, on Request & Quote
- **Cleaning** during your stay (30€/h social contribution included) ☐ YES ☐ NO

Signed at _____, on _____ (2 copies)

The Lessor

Signature preceded by the words
"Read and approved by"

The Tenant

Signature preceded by the words
"Read and approved by"

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

AGREEMENT

Seasonal Lease

RENTAL

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE

412 Chemin des Bruyères, Hamlet/Lieu-Dit Magril,
Farm of the Brandettes, 24370 SIMEYROLS IN PÉRIGORD

www.sibemol.fr
gites@sibemol.fr

Mobile: 00 33 (0)6 14 98 29 59

Fixe : 00 33 (0)553 29 71 85

N° Siret : 509 552 790 00016

TENANT :

Name & Address:

Phone Number:

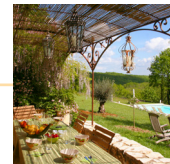
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Pets :



2/ Description Guest House at the Brandettes Hamlet ☐ Cocoon 60m²/645^{Sqft} ☐ Extra Room +20 m²

COCOON, 412 Path of the Bruyères (Heather), Brandettes Guest House, 24370 Simeyrols

- ☐ Situated: 15 minutes from Sarlat & Souillac (Station/Motorway A20) Or 30 min Thenon or Brive on A89
- ☐ Nearest shops: Carlux 4km, Saint Julien de Lampon 7km & Salignac 10km
- ☐ Guest House for the exclusive use of one family, suitable for 2 adultes + 2 children max.
 - Optimum comfort for 4 at the low season because of its only bathroom.
- ☐ Detached Guest House of our Property made of stones, built in XIXth renovated in the 80's & 2nd Renovation in 2006-2008 & 2013-2014 & Independent from our own house
- ☐ Entrance on the North side in the courtyard & Living room + Master bedroom opening on the private terrace turn to the south. Ground floor of this house is a single storey, except a few steps to get in because the structure of this building follows the shape of the hill, it's built on. So it's not appropriate for a wheel chair. Children's bedrooms are upstairs.
- ☐ House that has been classified as ★★★★★ by the Prefecture. & we still add equipments every year
- ☐ Tel. owner's house : 00 33 (0)553 29 71 85 if you need to be contacted • Connexion 4G correct for smartPhones on our hill, sometimes a little bit difficult in some valleys
- ☐ Wifi 2 box prof. in the gites (8>18Mo Bit/sec., 1 in each hamlet) & 2 wifi antennas (2 in each Hamlet) to catch the connection round the gites & a 4G Key in the pool house. Fiber in 2024

APPROXIMATE AREA OF THIS GUEST HOUSE ≈ 60m² / 645^{Sqft} in total
Ground 45m² / 485^{Sqft} + Upstairs 15m² / 160^{Sqft}

● GROUND FLOOR 45m²/485^{Sqft} for 1 or 2 adults

- Living room, dining room & Kitchenette ≈ 27 m² / 290^{Sqft}
 - 2 sofas (with one convertible) 1 armchairs & 1 low table
 - Kitchenette, 1 Table & 4 chairs
 - Heating: Fireplace with enclosed hearth & electric radiant
 - Smart Flat Tv & combined Vhs video player/Dvd & Cd player with possibility to change the language to see films & Tv Series in the original soundtrack OR Internet high speed wifi access allows you to watch International channels on a computer.
- Outdoors : Private Terrace 16 m²/170^{Sqft} turn to the south with canisses with 2 tables, 4 seats, 4 Deckchairs & 1 hammock for your exclusive use
- Shared Spaces : Commun Terrace 20m² in the courtyard with table 6 seats 2 Hammocks & Pool House 60 m² beside the pool open as the pool from 15th of April to the 31st of October, with a summer kitchen, 1 table for 10 pers. for meals for the gite when rented with the additional independent bedrooms OR for days with a too hot or uncertain weather + 10 Sunbath Chairs 10 Tables, chairs, armchairs & sofas

● Parental Bedroom on ground floor ≈ 13 m² / 140^{Sqft}

- Double bed queen size (160x190cm)
- 1 baby travel cot is available, for kids of 18 months at least, if not used to live on different levels, it's possible to install the Baby Travel Cot in this master bedroom.
- Cupboard, a small safe, a desk & a chair
- Heating / air-conditioning reversible

● UPSTAIRS 15m²/16^{Sqft} for 1 or 2 children or teenagers

● Bedroom upstairs ≈ 10 m² / 108^{Sqft}

- 1 Double Bed & 1 Single Bed
- Heating : air-conditioning reversible
- Chests & Toys are at disposal of your children (under the only condition, that they will be back to their place, exactly where they found them, on the day of departure.

● Bedroom upstairs ≈ 5 m² / 55^{Sqft}

- 1 Double bed for a teenager, for 2 childrens to have separate rooms to feel asleep is sometimes easier + washing area (1 washbasin)

● 4th SEPARATE EXTRA BEDROOM «Home sweet home» ≈20m²/235^{Sqft}

in another independant building (nearby, opening in the courtyard, at the end of our House) with its own bathroom for another couple to have its own sanitary.

- 1 Double Bed (& 1 Baby travel cot
- Heating : Air Cond. reversible
- Bathroom with a double bathtub with balneo & tropical shower (+80 to 200€/night to the tariff of the gite. Tariff changes depending on the season & the length of the stay, contact us for an exact quote).

● SANITARY FITTINGS OF THIS HOUSE

☐ 1 Bathroom in this house on ground floor ≈ 2,5 m²/27^{Sqft}

- 1 shower & 1 washbasin • 1 radiator/heated towel rail (which is as good as or even better than a tumble dryer, when the sun and the wind don't allowed you to dry washing outside) • 1 immersion heater (200l) supplying all bathrooms & kitchenette • 1 ironing board and steam iron • 1 hairdryer • 1 vacuum cleaner
- ☐ W.C. separate & private (Connected to a septic tank. Please take care only to throw the strict minimum down the toilet. Forbidden (items: Duck fat, Wipes, kitchen paper, paper tissues, feminine protection, Tampax, ci-

garette ends and bleach. If one of the members of the family is being treated with antibiotics, please inform us)

- ☐ Upstairs 1 washing area with 1 washbasin

☐ In the Pool-House : 1 bathroom to share with an italian shower in service from 1st of May > the 30th of Sept.

☐ In the Cellar of the Farm : 1 Washing machine (8kg) to be shared. Available during the week (used the week-end for the turnover of the gites) Washing powder not provided if possible use some liquid one

● KITCHENETTE EQUIPMENT

- 1 Two-ring electric cooker in your kitchenette+ BBQ (charcoal not provided) & Planchas (a small electric one & a bigger one with gaz under the shared pool house) + 2 rings with gaz in the kitchenette of the pool house
- 2 Coffee pot (traditional one & Senseo) & a kettle + a second set under the Pool house
- 1 Steamer, 2 toasters (1 in the pool house), electric juice extractor
- 1 Oven multifunction/microwave + 1 small oven & 1 MW in the pool house's kitchenette
- 1 x 9 place dishwasher
- 1 Little fridge (+ another one with a Freezer in the cellar of the farm)
- 1 Crockery cupboard (= 12 place settings, details given in the inventory) and food cupboards, containing necessary items for 1st breakfast. We also offer you to share our diner OR to put a picnic basket at your disposal in the gite if exosted by the journey, for all stays of at least 1 week to make your installation easier. On request & Please let us know what you would prefer & Inform us, of your potential allergies.

● HOUSEHOLD LINEN

- available with no extra charge : Table Clothes & Tea towels, plus
- 1 Bathrobe, 1 Bath towel OR 2 bath towels per person & 1 Flanel for each one
- Large double duvets for the double beds + 2 pillows + bolster & 2 extra pillows & a Quilt for each bed
- Single duvet & 1 pillow for each single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a beach ashtrays & a special box (1 in each hamlet) to recycle them for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days & when each cigaret-end can pollute 500l of water.

● LAND

Property made of 70 000m² (200x600m, 30 % of field fenced & 70 % of wood to preserve our tranquility). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 25m² in the courtyard & 60m² of the Pool-house that have to be shared. + Private Terrace 16m² & hammocks. Surrounded by wooded hills & agricultural land (fields, pasture for sheep & horses). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns or to wait for no more kids & pets playing in the garden.

● SWIMMING POOL, RIVER & CANOEING

• In this hamlet of the Brandettes, there's a Private heated pool in front of the terrace (12x5m, heated to 26/32°C 82/90°F from the 15th of April to the 31st of October, treated with salt) • Pool protected by a telescopic hard top & built not too close to the houses, because in an environment very quiet, that's the only solution for the one who wants to dive not to bothered the one who wants to have a nap at the same time • Private Pool so Children may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are far away and they have to look after 100 000 pers. in summer instead of 10 000 in winter! • Badminton, Swings, Table tennis, Table football, also available beside the barn by the pool • Please be aware, if you suffer from allergies, you might see some friendly dogs & shy cats living in this shared spaces by the main farm & the pool. Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day in summer. For those who are allergic to their bites or pollen, take in your luggage adequate anti-allergen because we are not allowed to give you any medicine • Swimming & Canoeing In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Lake at Gourdon, Grolejac, Tannières (15km/10 miles)

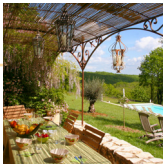
● OTHER SPORTING ACTIVITIES

- Walks along path just in front of the house.
- Tennis at Salignac, 10 km away.
- Horse-riding at Sarlat or Souillac 15 km away.
- Cycle path along the river Dordogne from Cazoulès to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year
- For more idears see our Website www.sibemol.fr & the option Distractions in the menu

● PETS allowed with no daily extra-charge

- if they are not aggressive with our guests, our dogs, cats & sheeps....
- With anti tick & flea collar
- Special tissu & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive.

Agreement



ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated at The Brandettes Hamlet, 412 Heather Path, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

- For a period of

• with effect from the

• & ending on the
- Nights(s)

20 from 4 > 10 pm

20 from 8 > 10 am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, **a gite is not an hotel, but a house under your responsibility during your stay** (even if we are there, as soon as you need help, to inform you how to use an equipment you're not familiar with) without in any way compromising it or allowing any deterioration or damage (Otherwise the contract will be broken, if this rule is not respected & significant damage is reported and you will be asked to leave the accommodation immediately, & the rest of the stay'll not be refundable) • To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay.: water, electricity, heating (in between the 1st of October & the 15th of May. Outside this period heating will be charged 50€ per week if the weather do not justified to switch it on or for a temperature over 20°C inside) & wood for the fireplace included too. & we will also ask you to **be careful with consumption of water** (not leaving taps running unnecessarily espacially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, or for any broken equipemnt which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended that you **unplug any equipment with electronic components during a storm** • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you to :

- Shared spaces has to be clean & in order each time you leave & beach umbrellas closed

• Put all together in baskets, all house Linen you've used during your stay
(Sheets, Towels, BathRobe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)

• Clean Barbecue & Planchas in between each use

• Empty & Carry your garbage to the appropriate container along the roads of the village
well sorted as often as possible for our houses not to be attractive for insects & rodents.
No collect in our area at home, garbage non recyclable cost ±4€ per bag of 50l)

• Replace Furniture, Dishes, Tv, Connections Tv remote where you found them

• Start the dishwasher immediately after the last breakfast
(50€ will be kept upon the damage deposite for each rule not respected)
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor

• To respect the maximum occupancy, as indicated in the property description: the house will accommodate 4 people in comfort; maximum occupancy shall not exceed 6 people, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

Furthermore, the present rental is consented to and accepted by means of

- A Rent (100% of this amount is for the charges of this rental) of

□ Deposit of 30% immediately, to confirm the booking,

• The balance has to be paid 1 MONTH BEFORE the date of the arrival

□ 3 Payments with no fee

□ Bank transfer each month in between booking & arrival

• We offer you the “taxe de séjour” (overnight tax) of 0,55€ €/night/ adult.

• Cancellation policy without Cancellation Insurance

1/ 48h after booking : Possibility to cancel a stay 48h after booking with no fee

2/ 1 month before the start of the rental, if the Balance is not being paid a least before or if over conditions of paiement are not respected, the Lessor reserves the right to re-let the property immediately

3/ 1 month before the day of arrival, in case of cancelation in between the date of the booking stay & no need to

pay the balance, but the deposit is not refundable
4/ in between 1 month > 48h before arrival: For canceled stay before the day of the arrival, we will refund part or all of the balance, corresponding to the nights of your stay that have been re-rented
5/ 48 hours before the start of the rental, on the day of the arrival or during the stay, for canceled stays the balance has to be completely paid by the tenant, as a compensation, under all circumstances, even in case of illness, accident or any unforeseen event, with no cancellation Insurance

- Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com)

Insurance to sign the same day than the rental agreement .

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a **cheque, Bank transfer, cash or credit card for an amount of 500 €, as a security deposit**. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

TARIFF 2024

The CoCOON, GUEST HOUSE

(* For direct Booking / OTA Commission not included)

For 4 Pers including 2 children	Stay of > 28 Nights Tariff for > 1 Week	21 Nights 1 Week	14 Nights 1 Week	5, 6 or 7 Nights 1 Week
High Season 20/07> 23/08	<	1529,50€*	>	1610€
Inter Season 6> 19/07 & 24 > 30/08	<	1330,00€*	>	1400€
Low Season 1/4 > 5/7 & 31/8 > 15/11	462€	539€	616€	770€

- Long WE at the low Season Only & outside school holidays 3 or 4 nights 500€ for the WE

• In Summer Minimum Stay : 12 Nights in summer & 1 week the rest of the year
(stay for 5 or 6 night possible with the same tariff than for a week)

• *Long Stays in July & August For 14 Nights & more discount of -5% /tariff/week for direct booking
OR for 12 or 13 nights, for arrival on Sunday & Departure on Friday only the nights spent on site are due

• Discounts at the Low Season for 2 consecutive weeks -20%, 3 consecutive weeks -30%
& outside school holidays (May/June & Sept > mid-Oct & 4 consecutive weeks -40%)

• Days of Arrival & Departure : in summer Arrival possible on Saturday OR Sunday
& Departure on Friday OR Saturday Flexible outside summer & school holidays,

• Arrivals 16h > 22h & hour of Departure 8h > 10h & depending on next booking

- INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

• All Taxes & Charges included : Tourism tax offered (0,55€/day & /Pers. & Vat 10%, Water, Electricity, Heating from the 1st of Oct. to the 15th of May for 20°C. Wood for the Fireplace

• Cleaning at the End of the stay, All linen provided & Beds will be made

• At your disposal : All Items for Babies, Toys & Games, Documentation about the Area, Books & Started Pack of grocery / Cleaning products at your arrival.

• Pets accepted without daily fee (with a flea & tick collar) if they are not aggressive with ours pets
& the others guests in shared spaces by the pool,

• Free Access: Internet/Wifi, Laundry & to our shared Heated Pool/Spa 30°C/86°F from 15th of April to the 31st of Oct., in our main farmhouse, nearby the gîte

OFFERED

• Courtesy tray in all our accommodations

• Welcome Basket for a 1st Breakfast (mention what you would like, not to waste food) □ YES □ NO
Country bread, pastries, butter, jam ,milk, yogurts, fruit jus...)

• 1st DINER OFFERED (for stays of 1 week & more)
Meal round our Guest Table on the day of your arrival □ YES □ NO
OR Pique Nique Basket at your disposal in the gîte □ YES □ NO
- Possible Allergies :

• Payments accepted: Bank Transfer, Checks, Cash with 2 or 3 payments with no fee, or monthly bank transfers

- ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

• +20m² additional 4th bedroom +1 > 2 Pers.+80 to 200€ /night depending on season & lenght of the stay

• Pers. Suppl.: for more than 4 Pers (children & babies included) in the Gîte fee of 20€/night/pers
10€/night/pers. for camping in the garden & 5€ for visitors over the capacity of the gîte

• Heating switch on, from the 15th of May to the 30th of Sept. OR over 20°C +50€ per Week

• Electric vehicle recharge : 10€ per night

• Guest Table : To book with the stay & to pay at least with the balance, one month before arrival. On request only because all our accommodations offer possibility to cook + many restaurants around & for you not to feel captive of our family cooking.
□ Breakfast 10€/day/Pers. 5€/day/Pers. for children -12 years old (8.30 to 10.30am)
□ Brunch sweet/salty 20€/day/pers. & 10€/day/children -12 ans (8h30 à 10h30)
□ Diner avec participation de 25€/Meal /Pers. 15€/Meal /children -12 ans.)
for 1 menu with 1 aperitive, 1 starter, 1 main course, 1 dessert & 2 Drinks

• Delivery of your order of Bread, 2 x /Week on request only (Shopping to Refund)

• Guide Tours with our 2Cv or Monospace +driver 0,70€ cost of kilometres done for you

• I.T. COURSES Photo & Inphography, Watercolors, Drone, Cooking Courses depending of the planning of the Chef, outside summer, on Request and Quote

• Events : Birthday,, Break-Storming, Private concert, on Request & Quote

• Cleaning during your stay (30€/h social contribution included) □ YES □ NO

Signed at _____, on _____ (2 copies)

The Lessor
Signature preceeded by the words
“Read and approved by”

The Tenant
Signature preceeded by the words
“Read and approved by”

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.

RENTAL AGREEMENT

Seasonal Lease

1/ Parties to the Present Agreement

LESSOR :

Mme Pascale SOULEZ LARIVIÈRE
Hamlet/Lieu-Dit Magril, 412 path the Bruyères
Farm of the Brandettes, 24370 SIMEYROLS EN PÉRIGORD

www.sibemol.fr
gites@sibemol.fr

Mobile: 00 33 (0)6 14 98 29 59

Fixe : 00 33 (0)553 29 71 85

N° Siret : 509 552 790 00016

TENANT :

Name:

Address:

Tel.:

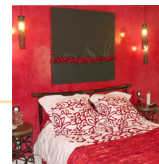
e-mail:

No. of adults:

No. of children under 18 years old:

No. of babies:

No. of Animals:



2/ Independent Bedrooms of our Farm at the Brandettes ☐ «Rising Sun» 20m² ☐ «Aurora» 20m²

ADDRESS : «Home Sweet Home»

Brandettes Hamlet, 412 path of the Bruyères (Heather) 24370 Simeyrols

- ☐ Situated: 15km from Sarlat et de Souillac (Station & Motorway A20) & 35 Km Motorway A89 way out Thenon or Brive
- ☐ Nearest Shops : Carlux 4km, Saint Julien de Lampon 7km & Salignac 10km
- ☐ Each Bedroom is suitable for 2 Persons & the can be rented separately or with the gite the Cocoon
- ☐ Houses of the XIXth century, made of stones
- ☐ Both turn to the south-East and on ground floor
- ☐ Bedroom «Aurora» 20m²/215^{Sqft} in an independent building the «Fournil/Bakery» (Decoration has been refresh in 2007)
- ☐ Bedroom «Rising Sun» 20m² /270^{Sqft} at the end of our house with its own entrance (completely renovated in 2010)
- ☐ Tel. owner's house : 00 33 (0)553 29 71 85 if you need to to receive calls if you have surtaxes on international calls smartphones • Connexion correct for Mobile Phones 4G, except in some valleys • Free Wifi access in the accommodation with Smart Tv to surf on Internet, 2 professional box in the gites & 4 wifi antennas to catch the connection in and round the gites (8>18MoBits/sec) & 4G Key in the poolhouse in case our lines would be damaged by a storm. (Fiber coming soon in 2024)

• Extra Bedroom or B&B «Rising Sun» ≈ 20m²/215^{Sqft} for 1 or 2 Pers.

- At the end of our house with its own entrance in the courtyard
- ☐ 1 Double Bed (140cm) with a cosy duvet, Quilts, 1 Bolsters & 4 pillows synthethic. All bedding is non-allergic
- ☐ Cupboard with 1 Bathrobe & 1 Bath Towel OR 1 Bath Towel & 1 Beach Towel for each one
- ☐ Heating : with Air Cond. reversible. Air Cond usefull on hot afternoons & mosquito screen on the window of this bedroom (even living on the top of the hill, far away from the riverside, in a dry environment, we are not bothered by mosquitos & to sleep window open without air cond. is possible)
- ☐ Baby Travel Cot at your disposal in that Bedroom
- ☐ Smart Tv & Dvd player
- ☐ Private Bathroom:
 - Bathroom with a double bathtub with jacuzzi & topical shower
 - 1 radiator / Heated towel rail
 - Seperate & private toilets

• Chambre «Aurore» ≈ 20m²/ 215^{Sqft} for 1 or 2 Pers.

- In another building independant the «Fournil/Bakery» from our house,
- ☐ On groundfloor & with its own entrance in the courtyard
- ☐ 1 Double Bed (140cm) Cosy Duvet, Quilt, & 4 synthetic Pillows
- ☐ All bedding is non-allergic
- ☐ + 1 Single Bed 80 x 190 cm with Duvet, Quilt & 1 Pillow
- ☐ Heating : 1 electric radiant & a stove
- ☐ A Fan & Mosquito Screen on the windows even if we don't have any or just a few mosquitos living on the top of the hill, far away from the riverside in a dry area
- ☐ Smart Tv & Dvd player
- ☐ Private Bathroom:
 - Shower with Hydro-massage & 1 washbassin
 - 1 radiator / Heated towel rail
 - Seperate & private toilets

• SHARED SPACES :

- ☐ Pool-House 60m² with a Kitchenette to prepare & take breakfasts & all meals protected from too hot or uncertain weather & for food not to be store in the bedrooms.
 - ☐ Pergola 24m² oriented East-West opening in the courtyard of the farm with 2 Hamocs
 - ☐ & 10 000m² of land fenced (1m high) all around this land + woods all around this field.
- All those shared spaces are at your disposal under the only condition to leave those places clean & in order when leaving because of the other guests that might use them

• MEALS :

- ☐ 1st Diner round our table OR Pique-Nique Basket at your disposal to make your installation easier, on the day of your arrival. Offered for all stay of 1 week at least Thank you to confirm this option at the end of this rental agreement, plus the kind of food you're allergic to.
- ☐ Summer Kitchenette in the Pool House:
 - 2 Rings with gaz, 1 small oven, 1 micro waves 1 Keatle, 2 coffee machines (traditionnal & Senseo), toaster, 1 small fridge washtub, all dishes used there are in plastic or inox because close to the beach and to the liner of the pool with many persons walking barefoot there, all dishes in glass are strictly forbidden
 - Big plancha with gaz, small electric plancha, Barbecue (Charcoal not provided) at your disposal with no fee if cleaned in between each use
- ☐ Notebook at your disposal with all our best addresses of good restaurants nearby

- ☐ Many Table & chairs in the garden or under the veranda, to take your meals, because it's forbidden to bring food inside de bedrooms for hygien rules.

☐ In the cellar of the farm

- 1 combined Fridge/Freezer
- 1 shared Washing machines 8 Kg. at your disposal, except during the week-ends, we use them to wash 300kg of linen from the gites. (washing powder not provided, liquid one recommended)

☐ Under the Veranda in the Courtyard :

☐ Guest Table :

To book with the gite, at least, every 2 days (For us to have time for shopping to get fresh food & to let you enjoy the nice restaurants nearby) with a participation of 25€/meal/person (15€ for children -12 years old) for unique menu with fresh local products : apéritif, starter, main course, dessert & 2 drinks).

• HOUSEHOLD LINEN available with no extra charge : Table Clothes & Tea towels, plus

- ☐ 1 Bathrobe, 1 Bath towel OR 2 Bath towels per person & 1 Flanel for each one
- ☐ Large double duvets for the double beds + 2 square pillows
- bolster and/or 2 extra rectangular pillows & a Quilt for each bed
- ☐ Single duvet & 1 pillow for the single bed

To ensure the hygiene of the household linen, mattresses and curtains, the house is non-smoking. But smokers are welcome & there are a basin of sand are available outside & beach ashtrays at your disposal under all our verandas for smokers not to throw cigaret-ends in the garden with important risk of fire on sunny days

• LAND

Property made of 70 000m² (200x600m, 30% of field fenced (1m high) & 70% of wood). Round this part of the property & the pool there is a fenced field of 10 000m² with a Veranda 24m² in the courtyard & 60m² of the Pool-House that have to be shared. Surrounded by wooded hills & agricultural land (fields, pasture for sheep). Parking for 2 cars behind the house & 2nd parking in front of the gate for late & discreet returns.

• SWIMMING POOL, SPA, AQUABIKE / RIVER & CANOEING

- ☐ Private heated pool (= no life guard) in front of the terrace (12x5m including Spa with an Aquabike, really heated with air/water pheat pump & the dôme to 28/32°C 82/90°F from the 15th of April to the 31st of Oct, treated with salt)
- ☐ Pool protected by a flat dome & not too close from the accommodations, only solution in a peaceful area for the one who wants to dive not to bothered the one who wants to have a nap at the same time
- ☐ Private Pool so Children under 18 years old may bathe only if supervised by a parent. We are very strict on that point because the Dordogne Department is a very wild area & the emergency services are faraway & they have to look after 100 000 pers. in summer instead of 10 000 in winter!
- ☐ Badminton, Table tennis, Table football, also available in the Pool-House + swings
- ☐ Please be aware, if you suffer from allergies, you might see our dogs & cats living round our farmhouse Otherwise no insects or poisonous animals at home, except for a few wasps that come to drink at the pool at the hottest hours of the day on very dry summers. For those who are allergic to their bites (or to the pollen as well), take in your luggage adequate anti-allergen because we are not allowed to give you any medicine. But hairdryer real usefull to reduce the pain in a few minutes
- ☐ Swimming & Canoeing In the Dordogne river 5/6 km away (pebble beach, plastic beach shoes advisable). Man-made beaches at Gourdon, Grolejac, Tarnières (15km/10 miles)

• OTHER SPORTING ACTIVITIES

- ☐ Walks along path just in front of the house.
- ☐ Tennis at Salignac, 10 km away
- ☐ Horse-riding at Sallat or Souillac 15 km away
- ☐ Cycle path along the river Dordogne from Cazoulès to Sarlat. Renting bicycles possible along this path in July & August on reservation the rest of the year
- ☐ For more idears see our Website www.sibemol.fr & the option Distractions in the menu

• PETS

allowed with no daily extra-charges (with a collar anti-ticks & fleas) & if they are not aggressive with our guests, our dogs, cats & sheeps.... Special tissus & sheets at your disposal to cover couches and beds, if your pets like to come on your knees, because even if we clean very carefully our houses, we must think to the allergic persons we often receive

ARTICLE 1 • LEASE

Under the terms of the present Agreement, the Lessor leases to the Tenant, who accepts, the moveable and immovable property designated below. The present rental will be governed by articles 1709 and following of the Civil Code.

ARTICLE 2 • DESIGNATION OF THE RENTED PROPERTY

A furnished house, situated in the Hamlet of Magril at the farm of The Brandettes, 24370 Simeyrols, with all the movable property in it, as described and in the condition stated in an inventory drawn up by amicable agreement between the undersigned parties, certified as true by them and an original copy of which will be attached to each of the originals of the present agreement (which will come into force upon entry into the property). Such that all of this property exists, continues and is included without any exception or reserve. The present lease is agreed :

- For a period of

Nights(s)/week(s)

• with effect from the

20 , between 4pm & 10pm

• & ending on the

20 , between at 8am & 10am

Should the Tenant not leave the property on the day and at the time fixed above, he will be liable to pay the rent due, in respect of the unforeseen period, together with the amount of damages and interest which could be claimed by the subsequent tenant, whose stay would thus be compromised.

ARTICLE 3 • CHARGES & CONDITIONS

This rental shall take place in accordance with the following conditions, which the Tenant shall be obliged to carry out and accomplish, as follows: • To take on the rented property with the furniture and moveable property with which it is furnished, in its current condition, with which the Tenant declares himself to be fully familiar, having seen and visited it for the purposes of the present Agreement • To look after the rented property in a responsible manner, (a B&B is not a Hotel & this accommodation is under your responsibility during your stay, so leaving nearby, don't hesitate to ask if you need advices for an equipment you're not familiar with, rather to break something, in the middle of nowhere it's very complicated to have something repaired) without in any way compromising it or allowing any deterioration or damage (Otherwise the contract will be broken, if this rule is not respected & significant damage is reported and you will be asked to leave the accommodation immediately, & the rest of the stay 'll not be refundable)• To maintain the rented property in good condition and return it in good condition at the end of the rental period. • To maintain the garden in good condition, giving it the appropriate care and attention (the grass is mowed once a month by a professional appointed by the owner), but you can water the thyme, raspberries or any other plant which is visibly suffering from the heat • Services included in the cost of the stay.: water, electricity, heating (included in between the 1st of October & the 15th of May. Outside this period and/or for a temperature over 20°C, heating will be charged 25€ per week if the weather do not justified to switch it on & if it's already 20°C inside) & wood for the brasero included too. & we will also ask you to be careful with consumption of water (not leaving taps running unnecessarily especially with hot & dry summer when we might have some restrictions). Any excess consumption of water (in excess of 5m³ per week) will be charged to the Tenant and must be paid for before departure • Not to be able to claim any indemnity or reduction in rent, fixed at the rates below, in the case of power cuts or Internet connection interrupted, reduction or even prolonged cuts in the water supply, which are not the fault of the Lessor. Likewise, in the event of any deterioration of your electronic equipment the Lessor shall not be held responsible. Although, plugs to avoid power surges are available, it is recommended to unplug any equipment with electronic components during a storm • Not to be able to move any of the furniture in the rented property, nor change any of it. The rented furniture must remain in the position it is in at present. • To return the house, at the end of the rental period, in a clean and tidy condition. Even if cleaning at the end of the Stay is included, we would like you during your stay of before to go, to :

- Leave Shared Spaces in Order & to close beach umbrellas every time to leave them
- To clean correctly Barbecue & Plancha in between each use
- Put all together in baskets, all House Linen you've used during your stay (Sheets, Towels, Bath Robe, Bath mats, Tea Towels, Table clothes, Cushions if necessary...)
- Empty & Carry your garbage, well sorted, to the appropriate container along the roads of the village (No incineration of our garbages for organic agriculture, buried the cost is ±4€ for each bag of 50l)
- Replace Furniture, Dishes, Tv, Connections Tv remote & Games where you found them
- Wash all dishes at disposition that you've used (50€ will be kept upon the damage deposit for each rule that will not be respected)
- To allow the Lessor to show potential tenants round the property, provided that she has given the current Tenant 48 hours' notice • Not to be able to cede, or sub-let, even partially, without the express written consent of the Lessor • To respect the maximum occupancy, as indicated in the property description: the house will accommodate 2 people in comfort; maximum occupancy shall not exceed 2 persons per Bedroom, unless the Lessor gives her express agreement. Should this be the case, she reserves the right to charge extra rent. • Not to bring any animals into the property, without the express agreement of the Lessor • To abstain altogether from putting down the sinks, basins, baths and toilets any objects which might block the pipes. Should this not be complied with, the Tenant will be liable for the costs incurred in rectifying any problems; • The Tenant must take out insurance, with an insurance company, against the risk of theft, fire and water damage, both for the rental of the property, the moveable property therein and any claims which may be made by neighbours. In the case of any loss, the Lessor absolves herself of responsibility for any recourse which her insurance company might have against the insurance of the Tenant.

ARTICLE 4 • THE RENT

- Furthermore, the present rental is consented to and accepted by means of
- A Rent (100% of this amount is for the charges of this rental) of €
- Deposit of 30% immediately, to confirm the booking,
- & The balance has to be paid 1 MONTH BEFORE the date of the arrival
- 3 Payments with no fee
- Bank transfer each month in between booking & arrival
- We offer you the “taxe de séjour” (overnight tax) of 0,55€ €/night/ adult

- Cancellation policy without Cancellation Insurance
- 1/ 48h after booking : Possibility to cancel a stay 48h after booking with no fee
- 2/ 1 month before the start of the rental, if the Balance is not being paid a least before or if over conditions of payment are not respected, the Lessor reserves the right to re-let the property immediately
- 3/ 1 month before the day of arrival, in case of cancellation in between the date of the booking stay & no need to pay the balance, but the deposit is not refundable
- 4/ in between 1 month > 48h : For canceled stay before the day of the arrival, we will refund part or all of the balance, corresponding to the nights of your stay that have been re-rented
- 5/ 48 hours before the start of the rental, on the day of the arrival or during the stay, for canceled stays the balance has to be completely paid by the tenant, as a compensation, under all circumstances, even in case of

illness, accident or any unforeseen event, with no cancellation Insurance

- Cancellation Insurance = +4% of the amount of your stay (www.campez-couvert.com) insurance to sign the same day than the rental agreement.

ARTICLE 5 • SECURITY DEPOSIT

The Tenant undertakes to pay to the Lessor, on arrival at the property, a cheque in the sum of 300€, as a security deposit. This sum will remain in the possession of the Lessor during the period of the rental and will be returned to the Tenant by mail, 48 hours after his departure, the Lessor having deducted any sums due for cleaning that she may have to undertake on behalf of the Tenant, or to replace any missing or damaged items or for excessive water consumption, the sum to be paid to be agreed by both parties.

ARTICLE 6 • EXTENSION OF LENGTH OF STAY

Any Tenant wishing to extend his stay must ask the Lessor at the latest 48 hours before the end of the rental period. Should an extension be possible, the Tenant shall pay the total rental amount straight away.

ARTICLE 7 • DOMICILE

For the purposes of the present Agreement, the Parties shall be deemed to be domiciled at the respective addresses shown above.

ARTICLE 8 • POWER OF JURISDICTION

Any disputes arising from execution of the present lease shall fall within the sole competence of the courts local to the rental property.

HOME SWEET HOME, EXTRA BEDROOMS

RENTAL TARIFF 2024

(* For direct booking & commission OTA not included)

	For 2 Persons / Stay of > 4 weeks Tariff for direct booking for > 1 week	4 weeks 1 week	3 weeks 1 week	2 weeks 1 weeks	1 week 5>7 nights	WE 1>4 nights
Bedroom Aurora High Season 20 th July > 23/8	<	399€*	>	420€		
Inter Season 6 th >19 th July & 24 th >30 th Aug.	<	332,50€*	>	350€		
Low Season 30/03> 05/07 & 31/08 > 15/11.	168€	196€	224€	280€	150€	
Bedroom Rising Sun High Season 20 th July > 23/8	<	731,50€*	>	770€		
Inter Season 6 th >19 th July & 24 th >30 th Aug	<	665€*	>	700€		
Low Season 30/03> 05/07 & 31/08 > 15/11	336€	392€	448€	560€	400€	

- Long WE at the low Season only & outside school holidays 3 or 4 nights 400€ for the WE
- Min Stay : 1 Week. (Stay for 5 or 6 nights possible for the same tariff than for a week)
- *Long Stays in SUMMER discount of 5% *tariff/week for 14 nights & more, for direct booking OR for stay of 12 or 13 nights, (only the nights spend on site are due) for arrival on SUNDAY and/or departure on FRIDAY
- LONG STAY AT THE LOW SEASON discount for 2 consecutive weeks -20%, 3 consecutive weeks -30%
- & outside all school holidays (May/June & Sept>Mid Oct.) 4 consecutive weeks -40% with wifi for telework
- Days of Arrival & Departure: in summer (July & Aug.) on Saturdays. flexible the rest of the year

INCLUDED IN OUR TARIFF FOR THIS ACCOMMODATION :

- All Taxes & Charges included : Tourism tax offered (0,55€ per night & per Pers. & Vat 10%, Water, Electricity, Heating from the 1st of October to the 15th of May
- Cleaning at the End of the stay , All linen provided & Beds will be made
- At your disposal : Items for babies, toys & games, documentation about the area, books, & started pack of grocery & cleaning produts forthe beginning of the stay
- Pets accepted with out daily fee, (with a flea & tick collar) if they are not aggressive with ours & the others guests in shared spaces by the pool,
- Free Access: Shared Heated Pool nearby 30°C/86°F from the 15th of April to 31th of Oct. Internet/Wifi & Laundry (washing powder not provided, use some liquid one if possible)
- Welcome Basket offered in all our accommodations with everything necessary for the 1st Breakfast

OFFERED

- Courtesy tray in all our accommodations
- Welcome Basket for 1st Breakfast (mention what you would like not to waste food) (Country bread, pastries,butter, jam ,milk, yogurts, fruit jus...) ☐ YES ☐ NO
- 1st DINER OFFERED (for stays of 1 week & more) Meal round our Guest Table on the day of your arrival ☐ YES ☐ NO
- OR Pique Nique Basket at your disposal in the gite ☐ YES ☐ NO
- Possible Allergies :
- Payments accepted: Bank Transfer, Checks, Cash with 2 or 3 payments with no fee, or monthly bank transfers

ADDITIONAL SERVICES NOT INCLUDED IN THE TARIFF OF THE ACCOMMODATION :

- Pers. Suppl.: for more than 2 Pers in the Gite fee of 15€/night/pers, 10€/night/pers for camping in the garden & 5€/day/pers. for visitors over the capacity of the gite
- Heating switch on, at Spring & Summer time from the 15th of May to the 30th of Sept. +25€/per Week
- Recharge Electric Vehicle 10 € per night
- Guest Table : To book with the stay & to pay at least with the balance, 1 month before arrival On request only because all our accommodations offer possibility to cook + many restaurants around & for you not to feel captive of our family cooking.
- Breakfast 10€/day/Pers. 5€/day/Pers. for children -12 years old (8.30 to 10.30am)
- Brunch sweet/sauly 20€/day/pers. & 10€/day/children -12 ans (8h30 à 10h30)
- Diner avec participation de 25€/Meal & /Pers. 15€/Meal/children -12 ans.) for 1 menu with 1 aperitive, 1 starter, 1 main course,1 dessert & 2 Drinks
- Delivery of your order of Bread, 2 x /Week on request only (Shopping to Refund)
- Guide Tours with our 2Cv or Monospace +driver 0,70€ cost of kilometres done for you
- I.T. COURSES Photo & Inphography, Watercolors, Drone, Cooking Courses depending of the planning of the Chef, outside high season, on Request and Quote
- Events : Birthday, Break-Storming, Private concert, on Request & Quote
- Cleaning during your stay (30€/h social contribution included) ☐ YES ☐ NO

Signed at _____, on _____ (2 copies)

The Lessor
Signature preceded by the words
“Read and approved by”

The Tenant
Signature preceded by the words
“Read and approved by”

We would be grateful if you would return 2 signed copies to us within 5 days, together with a cheque for your deposit.
Your copy will be signed by the Lessor and sent back to you by return of post, as confirmation of your reservation.