

GENERAL TERMS

This lease is made under usual terms and applicable legal provisions in similar matters and in particular to those hereunder that the tenant is liable to meet, failure to comply may lead to liability for damages and may result in the termination of the agreement at the absolute discretion of the attorney, forfeiting the right to claim any loss of rent paid.

A - The accommodation will be available from Saturday afternoon between 16:00 and 18:00
The accommodation should be vacated by Saturday morning before 10:00 am.

B - In the case of a cancellation, it is agreed that:
The 30% reservation deposit is non-refundable..
Less than 5 weeks before arrival: 40%
Less than 4 weeks: 50%
Less than 3 weeks: 75 %
Less than 2 weeks: 100 %

C - If the tenant does not notify the lessor of a delay of more than two days in respect to the planned arrival date, the lessor reserves the right to try to re-let the accommodation.

D - The premises must be personally occupied and properly maintained. All the fixtures are in working order and any complaint concerning them which arises more than 24 hours after entering into the occupancy of the premises will not be processed. Repairs to be made due to the negligence or poor upkeep during the rental will be paid by the tenant. The peace and quiet of the neighbourhood must be respected by the tenant and members of his party.

E - The premises are let furnished with kitchen equipment, dishes, glasses, duvets and pillows, as listed in the attached description. If it is deemed necessary, the proprietor or his representative reserves the right to claim from the tenant at his departure: the price of cleaning the rented premises (fixed at 200 Euros), the total value of the price of replacing objects, furniture or equipment which have been broken, cracked, chipped or damaged and those whose use have exceeded normal usage for the length of the stay, the price of cleaning duvets which have been soiled, an indemnity for any sort of damage to curtains, wallpaper, ceilings, rugs, carpets, windows, bed linen, etc...

F - The security deposit must be paid upon arrival. It will be returned within one month, at the latest, after the departure of the tenant except in the case of additional charges.

G - The tenant cannot deny the proprietor or his representative access to the premises should they ask.

*The present contract is considered as accepted after payment of the deposit.

DESCRIPTIVE SUMMARY

Type of rental: **Wooden chalet**

	2 bedrm	3 bedrm	3 luxury bedrm	4 bedrm	4 luxury bedrm	3 Prestige bedrm
Living area	69 m2	74 m2	92 m2	92 m2	102 m2	111 m2

Ground floor American-style kitchen : worktop, electric oven, microwave, coffee maker, kettle, refrigerator, dishwasher, washing machine, linen, iron, and other essentials.
Dining area.
Living room.
Telephone with direct line / Television / CD player / DVD player
Terrace.

	1 bathroom with shower, toilet and sink	1 bathroom with shower, toilet and sink	1 bathroom with shower, toilet and sink	1 bathroom with shower, toilet and sink	1 bathroom with shower, toilet and sink	3 bathrooms with shower or bath, toilet and sink
1st Floor			1 bedroom	1 bedroom	2 bedrooms	3 bedrooms
	2 bedrooms 1 toilet and sink	3 bedrooms 1 bathroom with bath, toilet and sink	2 bedrooms 1 bathroom with bath, toilet and sink	3 bedrooms 1 bathroom with bath, toilet and sink	2 bedrooms 2 bathrooms 1 bath 1 shower toilet and sink	0 1 toilet with sink
						Kitchen Living room Balcony

Annex Parking space

Linen provided: **yes**
Electric heating: **yes**

Description of grounds:

Complex built in 1996, with an additional building phase from 1997 to 2005.
Situated on a 60 hectare estate, the chalets are nestled in woodland around an 18-hole golf course. Peaceful and exclusive surroundings.
Resort facilities: 2 tennis courts, 8 swimming pools, 2 toddler pools, children's adventure playground, clubhouse, 1 restaurant with bar and terrace.

Location of the property in regard to local amenities:

Description	Town	Travel time (by car)
Town	Souillac	10 min
Supermarkets	Souillac	10 min
Train Station	Souillac	10 min
Airport	Limoges / Bergerac / Toulouse	1 hour 30
Hospital	Brive	30 min