



Version 1.4. of 26.06.2021

## GENERAL TERMS AND CONDITIONS LE PETIT MOULIN ANNEPONT

1. the property named Le Petit Moulin ('the holiday property') is offered as a holiday property to the tenants ('the client'), subject to confirmation by the owners Regula & Daniel Berger ('the owners')
2. in order to rent the holiday property, please send us an e-mail to [info@lepetitmoulin.com](mailto:info@lepetitmoulin.com). Upon receipt of the owners' agreement, the client may confirm the reservation by paying the first deposit (20% of the total rent due). This is non-refundable. The customer will receive a booking confirmation as a formal acceptance of the booking as well as a document containing the general conditions.
3. the balance of the rent (80%) must be paid at least 4 weeks before the start of the rental period.
4. in the event of damage to the property or inventory, a deposit of EUR 1,000 is payable to the owners - at the latest when the keys are handed over - but this amount does not limit the customer's liability to the owners. The deposit will be returned within 10 days of the departure date if no damage is found.
5. the rental period usually starts at 5 p.m. on the first day and ends at 10 a.m. on the last day, with the owners expecting the rooms on the first floor to be vacated by 9 a.m. The arrival time should be agreed with the owners.
6. the maximum number of people on the property is 20 adults. If the separate apartment (gite) is rented in addition, the maximum number of persons increases to 24 adults. Please obtain the prior consent of the owners if you expect additional external guests during the rental period.
7. The client is responsible for all members of his guests and groups staying in and/or using the holiday property. The customer undertakes to be considerate and to take good care of the property and to leave it in the condition in which it was taken over at the beginning of the rental period.
8. The customer is obliged to immediately report to the owners any defects and breakdowns of equipment, installations, machines in the holiday home and arrangements will be made as soon as possible for repairs and/or replacement. The tenant undertakes to provide the maintenance staff, cleaning staff and the owner with reasonable access for repair and maintenance work.
9. the client and his guests/parties use the swimming pool and/or all the facilities on the property including the whole surrounding area at their own risk and the owners are not responsible for any loss, damage, injury or death



10. the use of the accommodation is at the customer's own risk. No responsibility is accepted for loss or damage to the customer's personal belongings (including motor vehicles).

11. bed linen for all persons (including pool towels and bathrobes) will be provided during the rental period

12. the swimming pools are open from May 1st to October 15th. Guests are requested to cover the pools overnight. The covers installed for this purpose can be operated electrically, please handle it with care. The pools are regularly maintained, but if unusual climatic changes occur, the chemical balance may be affected. In case of problems with water clarity, please contact the owners. If the pool has to be emptied, cleaned and refilled due to the tenant's own fault, the costs incurred will be charged to the tenant. The tenant is not entitled to compensation if in this case the swimming pool cannot be used for a few days. The owners are not liable for any loss or inconvenience that may occur as a result of an unforeseen failure of the pump/filtration or other equipment used in the swimming pool.

13. please note that the property is an old water mill with streams running through the property. The owners cannot be held responsible if unattended children or adults are injured by swimming or playing in these areas.

14. the owners are not liable for any personal injury, loss or damage caused by the use of children's equipment, toys, balls, barbecues or other appliances that are used during the rental period.

15. smoking is not allowed in the rooms of the main house and the gite. In other areas please dispose of cigarette butts in the ashtrays provided.

16. a pet is also welcome on the holiday property. You will be charged an additional EUR 100.00 for the more complex cleaning at the end of your rental period.

17. the wastewater of the holiday property is drained into two septic tanks. These are very common in the rural areas of France and do not pose any problems if used appropriately. Please do not flush sanitary towels, tampons, baby diapers, tissues or thick toilet paper down the toilets. Please use only the toilet paper provided. The cesspits are also not designed for abrasive chemicals such as bleach. Only antiseptic products that do not affect the bacterial growth in the septic tanks may be used.

18. Wi-Fi is provided free of charge. However, the owners cannot accept responsibility for the loss or lack of a stable Internet connection. Wi-Fi coverage extends within the house, around the pool area and around the back terrace, although it should be noted that due to our rural location, the maximum internet speed available from our service provider is between 4 and 5 MB and this will be reduced depending on the number of concurrent users. The devices may not be modified or adapted. The loss of electronic services is beyond the

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control of the owners. However, every effort will be made to ensure that optimum service is maintained. Please note that the property is 300 years old and has stone walls half a meter thick, which may also interfere with the signal from time to time.

19. in the living room of the main house and the apartment there is a flat screen TV available. Mainly English channels can be received via satellite. From time to time there may be interruptions of the reception, for which the owners do not take any responsibility.

20. the owner's liability to the customer shall in no case exceed the amount paid for the rental period.

21. although every effort has been made to ensure that the description of the property and the nearby facilities is as accurate as possible, the owners cannot accept any liability for changes that are beyond their control.

22. the owners reserve the right to make changes to the interior or exterior of the holiday property between acceptance of your booking and the date of your rental.

23. these terms and conditions are governed by Swiss law and are deemed to have been concluded in Switzerland. Any action arising out of or in connection with these terms and conditions may be brought in any court of competent jurisdiction in Switzerland.

24. please note that these terms and conditions are part of the owner's confirmation letter and the customer has read and accepted these terms and conditions 72 hours after the deposit has been paid to the owners.