

# La Maison Bleue

Your holiday rental in Southern Brittany

## RENTAL CONTRACT

This translation is provided for information purpose. Only the French version must be signed.

### PARTICULARS CONDITIONS

**Owner:**

Béatrice PINEAU  
Questélan  
29340 Riec-sur-Belon  
Tel.: +33 (0)2 98 06 40 22  
E-mail: [beatrice.pineau@questelan.fr](mailto:beatrice.pineau@questelan.fr)

**Gîte:**

Location: Questélan, 29340 Riec-sur-Belon  
Comfort level: 3 stars  
Capacity: 4 people  
Pets accepted: yes (7 €/day)  
The description sheet attached to this contract sets out all the other characteristics.

**Tenant:**

Name / first name: .....  
Address: .....  
.....  
.....  
Telephone: .....  
E-mail: .....

**Family composition:**

.... people including ..... adults  
..... children 2 to 16 years  
..... children under 2 years

Children under 2 years are not counted for the capacity.

**Date of stay:**

From ..... from 4 p.m. to ..... before 10 a.m.

**Price of stay:**

The price of stay is ..... €. That price is included all charges and all taxes, except heating charged from meter-reading.

A deposit of ..... € (equal to 25 % of rental price) was paid by the tenant by  
 check  bank transfer

The balance in the amount of ..... €, is payable on arrival.

**Optional services:**

Sheets hire  Towels hire  Cleaning  Pets Total cost of the options ..... €

**Deposit:**

A deposit of 200 € will be paid on arrival in the house.

I ..... say I agree on the terms, after having read the attached sheet and general conditions on the back of this document.

Riec-sur-Bélon, on .....  
Owner's signature

....., on.....  
Tenant's signature preceded by the handwritten words "read and approved"

# RENTAL CONTRACT

## - GENERAL TERMS AND CONDITIONS -

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**Article 1 – Purpose of the contract:** The purpose of this contract is the seasonal rental of a furnished tourist accommodation.

**Article 2 – Length of stay:** The client signing this contract concluded for a specific duration can under no circumstances exercise a right to remain on the premises after the end of his/her stay.

**Article 3 – Booking:** Booking becomes firm when the owner receives a deposit of 25% of the rental price, and two copies of the contract signed by the customer. One copy is signed and sends back by the owner after he receives the deposit.

The rent concluded between the parts in this contract can benefit on no account even partially in third parties, individuals or corporate bodies, except agreement written by the owner.

Any departure from this last paragraph may entail the immediate termination of the rental in the disadvantages of the tenant; the product of the rental is definitively retained by the owner.

**Article 4 – Cancellation by the customer:** All cancellations must be notified by registered letter to the owner.

a) Cancellation before the arrival in rental:

The deposit will be retained by the owner. If cancellation appears less than 30 days before the beginning of the stay the owner could demand the payment of the balance.

If the tenant does not show himself within 24 hours which follow the date of arrival indicated on the contract, this contract becomes void and the owner can have his rental. The deposit remains also acquired to the owner who will ask for the balance.

b) If the stay is shortened, the price of the rent remains acquired to the owner. He will be preceded to no refund.

**Article 5 – Cancellation by the vendor:** The buyer will immediately be refunded of the sums paid. He/she will also receive an indemnity equal at least to the penalty he/she would have sustained if the cancellation had occurred on this date by his/her doing.

**Article 6 – Arrival:** The customer must arrive on the specified day and at the times mentioned in this contract. In the case of late or delayed arrival, the customer must warn the owner.

**Article 7 – Payment of balance:** The customer will pay the owner the balance on arrival in the rental

**Article 8 – Inventory:** An inventory is made and signed by the tenant and the owner or his/her representative on arrival and on

leaving. This inventory is the only reference in the case of a complaint relative to the inventory.

The state of cleanliness of the home at the time of arrival of the tenant must be noted in the inventory. Cleaning of the premises is the holidaymaker's responsibility during the rental period and before leaving.

The cost of the eventual cleaning expenses is established as stated on description form.

**Article 9 – Deposit:** On arrival in the accommodation, the owner asks for a deposit whose amount is stated on the front of this contract. After the agreed inventory on leaving, this deposit is given back, after the eventual deduction of cleaning costs and the cost of repairs, if damage has been noted.

In the case of early departure (before the time mentioned in this contract) preventing the drawing up of an inventory on the day of the tenant's departure, the deposit is sent back by the owner within one week.

**Article 10 – Use of premises:** The tenant must ensure the peaceful character of the rental and use them according to the kind of premises.

**Article 11 – Capacity:** This contract is drawn up for a maximum capacity of people. If the number of holidaymakers exceeds the capacity, the owner can refuse the extra customers. Any modification or breach of contract will be considered of the customer's initiative.

**Article 12 – Animals:** This contract specifies if the customer can or cannot stay with a pet. If this clause is not respected by the customer, the owner can refuse the stay. In this case, no refund will be made.

**Article 13 – Insurance:** The customer is liable for all damage of his/her own doing. He must commit to have "holiday" insurance covering these risks.

**Article 14 – Payment of charges:** At the end of the stay, the tenant must pay the owner the charges not included in the price.

The amount is established on a calculation basis mentioned in this contract and in the description form and the owner gives the tenant an invoice.

**Article 15 – Disputes:** For the performance of this contract, the lessor and the lessee elect domicile at their respective residences.

However, in the event of a dispute, the court of the lessor's domicile shall have sole jurisdiction. This contract and its consequences are governed by French law.

## - DESCRIPTION SHEET -

House of 70 m<sup>2</sup> on the same level on a plot de 1800 m<sup>2</sup>, located in the centre of the protected site of Bélon's ria, 100m away from the coast path (GR 34), 300m from the beach of Questélan. The house is arranged for 4 persons. It consists of a dining-kitchen, a living-room, 2 bedrooms, a bathroom, a toilet and a garage. Electric heating.

### Facilities:

#### Living-room:

- Sofa-bed
- TV set
- Wi-Fi

#### Dining-kitchen

- Television
- Refrigerator
- Dishwasher
- Classic oven
- Microwave oven
- Electric coffee maker

#### Bedroom 1:

- 1 double bed (190x140 cm)

#### Bedroom 2:

- 2 single beds (190x90cm)

#### Bathroom:

- Shower
- Washbowl
- Hairdryer

#### Garage-lingerie:

- Washing machine
- Ironing board
- Iron

#### Garden:

- Lawn furniture set
- Deckchairs
- Parasol
- Barbecue

### Options:

- |                                  |                       |
|----------------------------------|-----------------------|
| - Sheets and pillowcases hire:   | 17 € per bed          |
| - Towels hire:                   | 9 € per person        |
| - Final cleaning:                | 60 €                  |
| - Additional persons (beyond 4): | 2% per person per day |
| - Pets:                          | 7 € per day           |

### Charges:

- |                                  |                                      |
|----------------------------------|--------------------------------------|
| - Electricity excluding heating: | included in price                    |
| - Heating:                       | charged from dedicated meter reading |
| - Tourist tax:                   | included in price                    |

### Plan:

