BOOKING TERMS & CONDITIONS (Abbreviated)

Swallows' Nest, 4 rue Achille Baille, 34340 Marseillan, Hérault, France.

1 Offer

The property at 4 rue Achille Baille, 34340 Marseillan, Hérault, France, (known as the 'Property') is offered for holiday rental subject to confirmation by M & P Worsam (the 'Owners') to a renter to be known as the 'Client'.

2 Reservation

The booking form has the full legal terms & contitions on the reverse. Complete it and return it to the above address, together with payment of an initial non-refundable deposit of £75.00. The Owners will send a confirmation invoice and statement. This is the formal acceptance of the booking.

3 Balance of payment

The balance of the invoice is payable not less than eight weeks before the start of the rental period. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.

4 Expenses

Chargeable expenses arising during the rental period (e.g. use of fuel) will be deducted from the security deposit by the Owners and the balance refunded within seven days.

5 Breakages and losses

Must be replaced from Owners' stocks that match the items that are provided.

6 Security deposit

A security deposit of £100.00 is required in case of, for example, damage to the property or its contents. The Owners will account to the Client for the security deposit and refund any balance due within seven days after the end of the rental period. The Owners will make a retention from the security deposit to cover any breakages or losses and for additional cleaning, etc. costs.

7 Cancellation

In the event of a cancellation, refunds of amounts paid will be made only if the Owners are able to re-let the Property. The Client is strongly recommended to arrange a comprehensive Travel Insurance Policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc, since these are not covered by the Owner's insurance.

8 Period

The rental period shall commence at 4.00pm on the first day and finish at 10.00am on the last day. Access to a property shall not be available after 6.00p.m. on the first day unless prior agreement has been sought from and granted in writing by the Owners.

9 Inventory check

The Client shall restore inventory items to the places where they were found on arrival. The Client shall arrange to spend 30 minutes on arrival and immediately before departure so that the inventory and fuel usage can be checked and agreed. If a Client elects not to check the inventory he shall accept without question the Owner's audit.

10 Early Departure

Should the Client wish to leave before the expiry of the rental period the Owners shall be notified in writing. In the event that the Client elects to leave without being checked out then the inventory check and property state shall be evaluated by the Owners. The Client shall accept their findings without question.

11 Residents

Maximum of four residents.

12 Behaviour

The Client agrees to be a considerate tenant and to take good care of a Property and to leave it in clean and tidy condition at the end of the rental period. The Client also agrees:

12.1 Not to act in any way which would cause disturbance to those resident in neighbouring properties.

12.2 Not to smoke, nor permit any person to smoke within the boundaries of the Property.

12.3 To always close and secure the shutters when vacating the property for any time throughout the rental period.

13 Defects

The Client shall report to the Owners **without delay** any defects in the Property or breakdown in the equipment, plant, machinery or appliances in the Property. Arrangements for repair and/or replacement will then be made as soon as possible.

14 Liability

The Owners shall not be liable to the Client:

14.1 for any temporary defect or stoppage in the supply of public services to a Property, nor in any respect of any equipment, plant, machinery or appliance in a Property.

14.2 for any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owners.

14.3 for any loss damage or inconvenience caused or suffered by the Client if a Property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the Owners shall, within seven days of notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

14.4 for any loss, damage, injury or inconvenience caused or suffered by the Client if a Property shall be left vacant at any time without the shutters being closed and securely fastened.

14.5 under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owners for the rental period.

Contact

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Swallows' Nest

This old house was built before detailed records were kept. We only know that it has been tucked into its place for around five centuries. The ground floor would have housed the animals, and would also have been where the meals were cooked and eaten. Even today the traditional villager uses the ground floor for all the daily activities. The upper floors are for sleeping. Three or four generations, up to ten people, would have shared this home. There would have been no running water, nor sanitation. These are, of course, in place now ! But they only came to the village around 1970. Some of the communal pumps are still in place. Natural gas arrived in 1999.

Most employment is in the vineyards or on the water, and the menfolk come home hungry and tired expecting two cooked meals each day. Quite a few houses (not ours) are without fridges, and so people still shop twice a day for fresh commodities. (French village communities still resist the excesses of political correctness.)

The original house has been fully modernised - without sacrificing it's ancient charm. It is all electric, with both British and French power points in every room. Electric radiators and ceiling fans ensure that the house is fresh in summer and snug in winter.

Staying in the house allows one to experience a lifestyle that has changed but little over the years.

Tucked into the heart of the ancient village Swallows' Nest is only a few metres from the old market square and its village shops, bars and restaurants. Yet because of the twists and turns in the old roads the house is isolated from the bustle.

In three words the house is friendly and cosy. It has been rented to British guests now for nine years and there has only been positive feedback.

Inventory

GARAGE		
Clothes horse		1
Towels	beach	4
Ladder	wood	1
Stepladder		1
Grills	for stairs	2
Table	wood	1
Broom	Bristle	1
Dustpan & brush		1
HALL		
Umbrella		1
Mat		1
Vase of	sunflowers	1
Front door key		2
KITCHEN		
Waste bin		1
Toaster		1
Bread	board & knife	1
Microwave		1
Frying pan		2
Saucepans & lids		4
Pan	flowered	1
Candles	& matches, emergency	some
Colander		1
Casserole & Lids pyrex		13
Mop	washing	1
Broom	bristle	1
Iron & board		1
Ice cube tray		1
Stove		1
Grill pan		1
Oven glove		1
Roasting pan		1
Trivets		2
Kettle, electric		1
Chopping board		1
Pot	carving fork	1
containing	ladle	1
	masher	1
	scoop	1
	slice	2
	spoon, wooden	2
	spoon with holes	1
	steel	1
	whisk	1
Mug	knives	2
containing	peeler	1
	scissors	1
	tea strainer	1
	tin opener	1
Knives	large	2
Cork screw		1
Tea pot		1

KITCHEN (Continued)		
Kitchen roll holder		1
Washing machine & ball		1
Fridge/ice box		1
Cafetiere		1
Jug	measuring	1
Radio/cassette & cable		1
Cookie jar		1
Wash-up bowl		1
Dish cloth		1
Pegs		plenty
Salad bowl		1
Tray		1
Vegetable rack		1
Laundry basket		1
Dustpan & brush		1
Brush, hand, stiff		1
Dusters		2
Floor cloth		1
Bucket & mop squeezer		1
Cleaning creams, etc.		plenty
Net curtains	pair	1
Tea towels		1
Hand towel		2
Wall clock		1
LOUNGE		
Arm chairs		2
Sofa		1
Cushions		17
TV		1
Satellite decoder		1
DVD/CD player		1
Electric lamp		1
Coffee table	and glass top	1
Books, etc.		
plenty		
Dining table		1
Chairs		4
Table cover & cloth		1
Cut glass bowl		1
Buffet		1
Table cloth/serviettes		1/4
Tea cups & saucers		4
Mugs		4
Plates, dinner/side		8/8
Bowls, soup, dessert, sugar		4/8/1
Egg cups		4
Jugs		2
Glasses		12
Hors d'oeuvre dishes		2
Casserole dish & lid		2
Cutlery, settings		4
Tray		1

LANDINGS		
First	Toilet	1
	Cleaning	1 set
Waste bin		1
Curtain		1
Second	Duvets (spare)	4
	Rubber sheet	1
	Pillows & cases	2
BEDROOMS		
One & Two (identical		
Beds		2
Matresses	& covers	2
Pillows	& cases	2
Duvets	& covers	2
Sheets	fitted	2
	flat	2
Bedside cabinet		1
Chairs		2
Coasters		2
Mats	bedside	2
Curtains	net	2
	cotton	2
Chest	six drawer	1
Mirror	dressing table teak	1
	cheval	1
Towel rail		1
Towels	bath/hand	2/2
Clothes rail		1
Coat hangers		
Plenty		
Waste bin		1
SHOWER ROOMS		
One & two (identical)		
Bath mat		1
Mugs		2
Toilet		1
Cleaning		1 set
Shower curtain		1
Waste bin		1

In addition there are:

* Welcome Pack of Bread & Milk, plus anything pre-ordered
* Information Pack giving details of the village, area, and things to do.
* Contact information for doctor, dentist, vet, emergency numbers, etc.
* Parking disk.
* It is the guest's responsibility to renew consu-ables such as washing powder, cleaners, toilet rolls, etc.

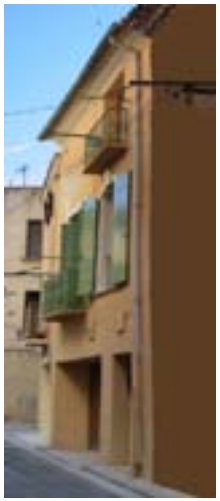
Provision

Having been on many self-catering holidays we know how problematic they can be. What will be provided? At what quality? What do we need to take? And will there be back-up in case of a problem? Awful!

So we have set things up as we would want them ourselves. You need bring nothing special. Everything is provided. And at a high standard.

You will be independent, of course, but we are always present in the village - only a short distance away.

The House



Swallows' Nest

Ground Floor

The integral garage accommodates large cars such as the Peugeot 607. The sliding door is easy to operate and gives easy access to rue Achille Baille.

Items such as parasols and folding chairs can be stored under the stairs, and there is a sink to rinse the worst of the sand off when returning from the beach.

First Floor

The modern kitchen has a fridge freezer, cooker, micro, washer, plus kettle, coffee percolator, etc. It has everything that a good cook needs to produce a three course meal for four.

British satellite TV, French TV and a DVD player are in the lounge.

The third toilet is on the landing.

Second Floor

Two en-suite bedrooms. Each is furnished identically with modern comfortable beds, bedside cabinets, dressing tables, chairs, clothes racks, mirrors, etc.

The shower rooms are of a comfortable size (not cramped), and there is provision for electric razors in each.

On the landing are large, curtained storage shelves for spare bedding, luggage, etc.

(There are tiny balconies on the first and second floors, but no outdoor space or terrace.)

Reservation

Availability

Swallows' Nest is available to non-smokers throughout the whole year.

In season bookings are Saturday to Saturday, but part-weeks can be reserved.

Off season bookings can be from any date. Discounts are available for long-term stays.

Testimonials

A pleasurable experience living in a small French community. One that we shall build on with delight. Many thanks for a delightful stay. **KS Abergavenny**

The perfect place to recharge one's batteries. **CS, Bromley**

We thoroughly enjoyed our week. We particularly liked being in such an attractive village. **E&SH, Clevedon**

Delighted with the lovely house - can we come again in October, please? **AK, Redcar**

In 36 years of taking holidays in Europe we have never been better served than by you in Marseillan. **ES, Guildford**

Price Promise

We will match any price offered in Marseillan for a similar property at the identical time.