

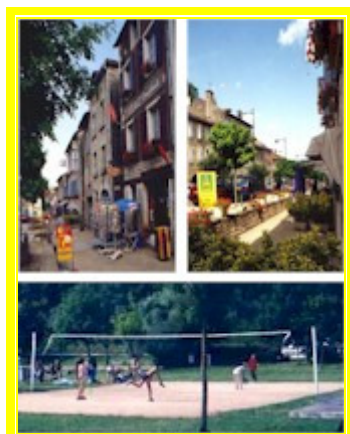
Private letting in Caylus SW France

Maison Boye 2010

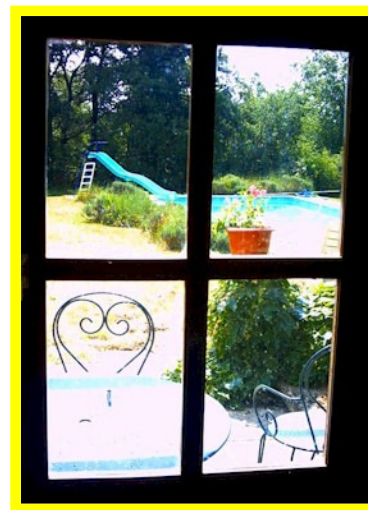
Full details can be found on our website
www.boye.co.uk



- Spacious stone built family house
- Secluded private grounds
- Swimming pool with Roman steps, slide & alarm
- Telephone, WiFi broadband, Satellite Radio & TV, DVD, iPod/CD stereo, Playstation etc.
- Dishwasher, washing machine, microwave
- Daily bookings to match off peak flight dates
- Fully serviced with linen & towels available
- Suitable for 2 to 10 people, ideal for 4 to 8



Caylus – shops & lakeside



Maison Boye successfully combines the charm and character of an old Quercy stone farmhouse with all the requirements for modern living. It has exposed oak beams, walls a yard thick, a traditional log fireplace, quarry tile floors ... plus bright new bathrooms, a contemporary kitchen, and a generous helping of home entertainments. It stands in private grounds of over an acre, has a large 10m x 5m swimming pool, a sun terrace, a raised patio with shaded pergola and built-in barbecue, plus gas central heating for the cooler evenings of the Low season.

Whilst completely secluded (the nearest neighbour is about a quarter of a mile away), Maison Boye is only a few minutes drive from the lively market town of Caylus - with all its shops, bars, restaurants and tourist attractions.

Caylus is in the Lot, Tarn et Garonne region, 30 miles south of Cahors. Travel options include budget flights by Ryanair to Rodez (just 45 miles away), Toulouse (55 miles), or about 8 hours motorway drive from Calais.

HIGH: £1995 week **MID:** £1195 week (£195 day) **LOW:** £695 week (£115 day).

Paul & Claire Downham, 10 High Street, Bluntisham, Cambs. PE28 3LD. 01487 840761.

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Dates		Weekly	Daily
	29-05	£695	£115
JUNE	05-12	£695	£115
	14-19	£695	£115
	19-26	£695	£115
	26-03	£1195	£195
	03-10	£1195	£195
JULY	10-17	£1995	-
	17-24	£1995	-
	24-31	£1995	-
	31-07	£1995	-
AUGUST	07-14	£1995	-
	14-21	£1995	-
	21-28	£1995	-
	28-04	£1195	£195
SEPTEMBER	04-11	£1195	£195
	11-18	£695	£115
	18-25	£695	£115
	25-02	£695	£115
OCTOBER	02-09	£695	£115
	09-16	£695	£115
	16-23	£695	£115

Prices include rent, all local rates and taxes, metered water, agent's fees, and house cleaning before you arrive and after you leave. All reasonable gas and electricity consumption is also included, except during the LOW season (green prices) when gas for heating, if required, is charged.

Laundry service (sheets, duvet covers, pillow cases, bathroom towels, tea cloths and bed making) is also included during the HIGH season (red prices) when booked at the above prices, or is otherwise optional at £15 per person.

A refundable inventory deposit of £150 is held to cover telephone use, lost keys and breakages.

Maison Boye - Guest Information Sheet

In order to prepare the house to your requirements, and to inform our housekeeper of the make up of your party, please can you complete the form below and return it to us along with the signed booking sheet. Thank you.

Booked Dates	From	To
Party Leader & Contact details	Name	
	Home Address	
	Home Telephone	
	Mobile (when travelling)	
Other people in the party	Guest Name	Age if child
Laundry Requests £15 per person. Includes sheets, duvet covers, pillow cases, bed making, bathroom towels and tea cloths.	High season tariff: Would you like to order an additional set of laundry for your second/third week?	
	Other tariffs: Do you want laundry provided?	
How many double beds to make up (maximum 3 when using sitting room)		
How many single beds to make up (maximum 4)		
Do you expect to arrive and depart at the normal times? Arrival = 4pm on Saturday Departure = 10am on Saturday	Arrival	
	Departure	

Laundry Notes:

Guests paying the High season tariff have one set of laundry included, with the required number of beds made up ready for arrival. If an additional set of laundry is requested, the appropriate linen and towels are left out for you in the laundry cupboard. Poolside towels are not provided.

Other guests may have the same service provided at £15 per person. They may also request the second set at another £15 per person. If no laundry is required you may still use the pillows and duvets provided, but must protect them with your own linen, and leave them clean and tidy and set out on the beds as originally found. There is a baby's cot available, but no laundry is included or provided.

Maison Boye - Terms and Conditions of Booking

It is our intention to provide you with an enjoyable stay and good value. To this end, we have endeavoured to make all our information as accurate as possible and tried to avoid any misrepresentation or ambiguity. Whilst we conduct the business of letting our house in a friendly and informal style, we have nonetheless produced these terms and conditions for the avoidance of doubt.

1) This is what we are providing for guests paying the HIGH season tariff:

You will have exclusive use of our property and its amenities during the course of your stay. Occupation runs from 4pm on the day of arrival to 10am on the day of departure. The rent paid includes local rates and taxes, metered water and reasonable gas and electricity consumption. The house will be prepared and readied for your arrival, including clean linen and bathroom towels (not poolside towels) with the appropriate number of beds made up. The swimming pool will be maintained for you, and any essential maintenance (drain clearance etc.) carried out.

2) This is what we are providing for all other guests:

As above, except laundry provision is optional and charged at £15 per person, and gas consumption is limited to exclude heating costs during the LOW season. We provide pillows and duvets even if you do not use the laundry service, however, we do insist that these are properly protected by using your own linen, and left clean and tidy as originally set out.

3) This is what we are not providing:

We do not arrange your transport to or from the house, but will give you clear directions for arrival by car and impartial advice on suggested routes, airlines or ferries. Maison Boye is a self-catering villa, so we do not provide your meals, barbecue fuel, washing powders, etc. Whilst we have full public liability insurance, we are not providing insurance for your own property, holiday arrangements or medical cover.

4) This is what you need to pay for:

The agreed rent, including any laundry requests, plus a £150 inventory deposit. For normal tariff bookings over eight weeks in advance we require 25% of the total at the time of booking and the balance at the eight week stage, otherwise payment in full at the time of booking. We will deduct the cost of telephone calls, lost keys and any serious breakages from the inventory deposit, and return the remainder to you as soon as we have received the itemised telephone bill covering your stay. For LOW season guests, we also deduct any gas charges for heating. In the unlikely event of you cancelling your booking, we will make every effort to find a replacement tenant, and then refund the amount you have paid less the costs of re-advertising etc. Because a late re-booking may have to be sold at a lower price, any shortfall would also be deducted.

5) A reasonable expectation:

Maison Boye and its contents are our private property, so we hope that tenants will treat it with the same respect as their own home. We obviously expect the normal wear and tear associated with family living, and understand that things get broken. Our Agent is normally available to affect any repairs that may arise during your stay, and we will take reasonable steps to ensure that the advertised facilities are provided and all the supplied equipment is fully functional, but we will not regard any temporary unavailability as materially affecting the rent.

Maison Boye is an old stone building set in a relaxed rural location, so whilst it has immense rustic charm and character, it doesn't provide the clinical conditions of a modern identikit hotel. It has exposed beams you can walk into, floors at differing levels between rooms, a wobbly roof, and the possibility of leaks and power cuts during thunderstorms! The local countryside, with its woodland flora and fauna, all adds to the idyllic ambience – so don't be surprised to meet farm animals in the lanes, a mouse in the house, or seasonal wildlife and insects etc.

6) Responsibilities and Safety:

We have taken considerable effort to make Maison Boye a safe haven for our own four children, and nobody has ever reported any injury or accident during their stay. However, there are obvious dangers associated with unfenced swimming pools, charcoal barbecues, log fires, steep stairs, electrical appliances and the like, so we must insist that tenants take full responsibility for their own safety. We advise that tenants familiarise themselves with all the equipment (an informative House Book is provided) before using it, and to supervise their children at all times. The swimming pool (which is lightly chlorinated), requires a responsible adult on guard when in use and, to prevent the possibility of injury, we disallow diving and jumping. The water slide is only intended for young children, who should follow the safety instructions provided. The pool and slide are used entirely at your own risk. The pool alarm system must be activated whenever the pool is unoccupied – this is a legal requirement stipulated by the French government.

7) Problems:

In the unlikely event of you having any difficulty or problem, please contact the owners for advice. In the event that your problem requires on-site assistance, we will make the necessary arrangements for either our Agent or a local tradesman to visit the house and carry out the necessary work. Please do not wait until you get back to report a problem, as this could obviously spoil your holiday and prevent any resolution at the time.

Party Leader Dates Booked Agreed Rent.....

I am authorised to sign on behalf of all the members of my party, and we collectively agree to the terms and conditions above

Signed Date