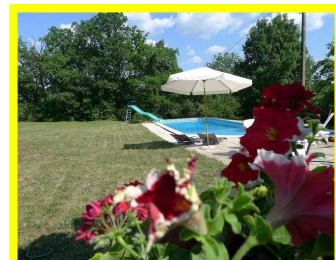


*Private letting in Caylus  
SW France*

# Maison Boye 2019



Full details: [boye.co.uk](http://boye.co.uk)



- *Spacious stone-built family house*
- *Secluded private grounds & pool all to yourselves*
- *Within walking distance of bars & restaurants*
- *Swimming pool with Roman steps, slide & alarm*
- *WiFi inside and out, laptop provided*
- *UK Satellite TV & radio, DVD & Playstation*
- *Portable air conditioning units for hot nights*
- *Fully serviced with linen & towels provided*
- *Suitable for 2 to 10 people, ideal for 4 to 6*



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 patio with shaded pergola and built-in barbecue, plus portable air conditioners and central heating to suit hot nights or cool evenings.

Whilst completely secluded (the nearest neighbour is about a quarter of a mile away), Maison Boye is only a few minutes 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 to Toulouse (55 miles), or about 8 hours motorway drive from Calais.

£795 to £2295 per week

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

# Maison Boye 2019

[boye.co.uk](http://boye.co.uk)

Dates		Price £	Slot
MAY	25-01	795	week
JUNE	01-08	795	week
	08-15	795	week
	15-22	795	week
	22-29	995	week
	29-06	1295	week
JULY	06-13	1595	week
	13-20	1995	week
	20-27	2295	fortnight
	27-03	2295	
AUGUST	03-10	2295	week
	10-17	2295	fortnight
	17-24	2295	
	24-31	2295	week
	31-07	1595	fortnight
SEPTEMBER	07-14	1595	
	14-21	795	week
	21-28	795	week
OCTOBER	28-05	795	week (or month at half price)
	05-12	795	
	12-19	795	
	19-26	795	

Prices above include rent, all local rates and taxes, reasonable gas, water, electricity and internet consumption, and house cleaning before you arrive and after you leave.

Laundry service (sheets, duvet covers, pillow cases, bathroom towels, tea cloths and bed making) is charged at £25 per person. Gas for central heating is metered and charged at £3 per hour.

A refundable inventory deposit of £150 is held to cover lost keys, breakages, and any chargeable costs (gas for central heating, telephone calls, excess internet use, etc.)

## 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 complete the forms below and return them to: Paul & Claire Downham, 10 High Street, Bluntisham, Huntingdon, Cambs. PE28 3LD. Thank you.

Booked Dates	From		To	
Party Leader Name	1)			
Home Address Including Postcode				
Home Telephone				
Mobile (when travelling)				
Other people in the party	Other Names			Age if child
	2)			
	3)			
	4)			
	5)			
	6)			
	...			
	...			
	...			
	...			

Please tick which <b>double</b> rooms you would like to have prepared	<b>Antoine</b>		<b>Delphine</b>		<b>Baptiste</b>		<b>Clement</b>	
Arrangements for <b>Baptiste</b>	Number of single beds			Baby cot required?				
Arrival is from 4pm, departure by 10am. If arriving later or going early, please say	Arrive Time		Depart Time		How many additional laundry sets at mid-point?			

**Antoine** = master ensuite, **Delphine** = double room, **Baptiste** = large family room, **Clement** = ground floor

If **Baptiste** is ticked for a double, then there is a maximum of 2 singles remaining, otherwise up to 4.  
There is an optional baby's cot with mattress available in **Baptiste**, but no baby linen/covers are provided.

Knowing your timings will help the housekeeper and means lights can be left on if you are arriving after dark.

To avoid charging every booking for a full house of laundry, we split the price into a basic rent for the house and a separate £25 per person for bed making, sheets, duvet covers, pillow cases, bathroom towels and tea cloths. Guests having extended stays may wish to order a second set of laundry to be delivered at the mid-point of their visit for an additional £25 per person. Poolside towels are not 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:

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, and reasonable gas (excluding for central heating), water, electricity and internet 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 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.

### 3) This is what you need to pay for:

The agreed rent, plus laundry service at £25 per person, plus a £150 inventory deposit. For bookings made 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 lost keys (£50), breakages and any chargeable costs (gas for central heating at £3/hr, telephone calls, excess internet use, high utility bills) from the inventory deposit, and return the remainder to you after we have received the relevant itemised bills covering your stay. In the event of you cancelling your booking, we will re-list the availability and make a refund to you if it is successfully re-booked. The amount refunded would depend on the price achieved less the reasonable costs of re-advertising etc. It is strongly recommended that you take out all-risks holiday cancellation insurance to cover any event that may prevent you from attending.

### 4) 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. Local support 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 a very 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.

### 5) Unauthorised occupancy:

Only those people listed on the Guest Information Sheet are permitted to stay at Maison Boye and to use its amenities during the period of this rental. In particular we do not authorise unlisted visitors to sleepover or to use the pool. In the event of a breach of this condition we reserve the right to make additional pro-rotta charges, or if the unauthorised occupants cause the total number of people present to exceed the normal maximum capacity of the house (10 people), then we may terminate the rental immediately without refund.

### 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 the unfenced swimming pool, charcoal barbecue, log fire, 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 discourage 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 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 .....