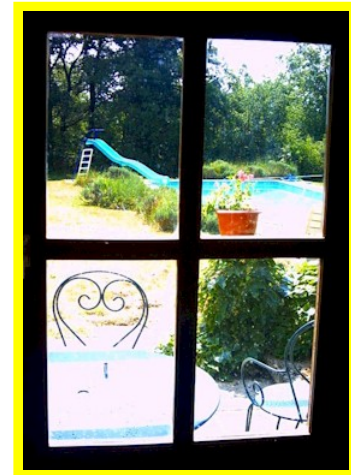


# Private letting in Caylus SW France

# Maison Boye 2017



Full details can be found on our website  
[www.boye.co.uk](http://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 and washing machine
- Daily bookings to match off peak flight dates
- Fully serviced with linen & towels provided.
- 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 to Toulouse (55 miles), or about 8 hours motorway drive from Calais.

**HIGH:** £1995 week    **MID:** £1295 week (£195 day)    **LOW:** £795 week (£125 day).

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

# Maison Boye 2017

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Dates		Weekly	Daily
MAY	20-27	£795	£125
	27-03	£795	£125
JUNE	03-10	£795	£125
	10-17	£795	£125
	17-24	£795	£125
	24-01	£1295	£195
JULY	01-08	£1295	£195
	08-15	£1995	-
	15-22	£1995	-
	22-29	£1995	-
	29-05	£1995	-
AUGUST	05-12	£1995	-
	12-19	£1995	-
	19-26	£1995	-
	26-02	£1995	-
SEPTEMBER	02-09	£1295	£195
	09-16	£1295	£195
	16-23	£795	£125
	23-30	£795	£125
OCTOBER	30-07	£795	£125
	07-14	£795	£125
	14-21	£795	£125

Prices above include rent, all local rates and taxes, reasonable gas, water, electricity and internet consumption, agent's fees, 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, high utility bills).

## 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?				
Do you expect to arrive later than 4pm or depart earlier than 10am?	Arrival Time		Departure Time		How many additional laundry sets at mid-point?			

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.

\***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.

## 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, agents' fees, 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 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. It is 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. 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.

### 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-rotas 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 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 .....