

DESCRIPTION OF HOUSE "UTOPIE" OF "LE PARADOXE PERDU" CAPACITY 10 PEOPLE

The house is situated on the heights of Ardèche on the commune of Cros de Géorand, outside the village at 1000 m, near the lake of Issariès, the Mount Gerbier de Jonc, Source of the Loire's river and the Mount Mezenc.

The Loire's River crosses our land and in summer, you can take advantage of a granite beach and bathe under your whole responsibility.

The owners live on site, are discreet, but at your service at any time.

Capacity 10 people. Level of very good comfort

Our self-catering accommodation is housed in a hold stone barn carefully restored with ecology and materials in mind. It covers about 100 square meters on two floors.

Fully furnished and equipped:

- Ground floor: one large room with a fully equipped open kitchen, large living-room with dining area, lounge, bathroom with toilet and a bedroom with a king-size bed.

- First floor: one double bedroom, one bedroom with 6 single beds, 2 small extra beds in an open space, bathroom, and separate toilets.

The accommodation is equipped with controlled mechanical ventilation and two fire extinguishers.

Linen and bath towel are supplied.

At your arrival, we provide 2 dishwasher tablets, a bin bag in the kitchen, two bathrooms and toilets and 2 rolls of paper in each toilet. All with ecology and the environment in mind. Any further supplies will be at your expense.

A bin area and wood for your barbecue towards the house.

You will have your own entrance, parking places, a lock-up bicycle shed and two terraces: the first with garden chairs beside the entrance and the second at the side, with a table, chairs, sun lounges and a barbecue. The property covering several hectares will also be at your disposal with direct access to the river.

The house is **non-smoking**, equipped with smoke detectors.

The tariff supplements are: The heating for winter (50€ the week)
The wash in our laundry (first one offer, more 3€/each)

Tenant's signature :

GENERAL CONDITIONS OF RENT

Article 1 – This contract is granted to the tenant on a tourist basis and is of a seasonal nature.

Article 2 – Duration of stay : The tenant signatory of this contract concluded for a fixed period will not be able under any circumstances to avail of any right to stay in the premises at the end of the stay.

Article 3 - Conclusion of the contract: The reservation becomes effective as soon as the tenant has sent to the owner a deposit of 25% of the total amount of the lease and a copy of the contract signed before the date indicated. A second copy must be kept by the tenant.

The lease concluded between the parties to this act may in no case benefit third parties, natural persons, or legal entities, unless the owner agrees in writing.

Article 4 - Cancellation by the tenant: Any cancellation must be notified by letter or email to the owner.

- a) Cancellation before arrival: the deposit remains acquired by the owner. The latter may ask for the balance of the amount of the stay, if the cancellation occurs less than 30 days before the scheduled date of arrival in the premises.

If the tenant does not manifest within 24 hours of the expected date of arrival indicated on the contract, this contract becomes void, and the owner can dispose of his lodging. The deposit also remains with the owner who will ask for the balance of the rental.

- b) If the stay is shortened, the rental price remains with the owner. No refund or rent reduction will be made.

Article 5 - Cancellation by the owner: The owner refunds the tenant twice the amount of the deposit collected.

Article 6 - Arrival : The tenant must arrive on the day and time mentioned on the present contract. In case of late or delayed arrival, the tenant must inform the owner.

Article 7 - Payment of the balance : **The balance of the rent is paid at the entry in the places.**

Article 8 - Security deposit: Upon arrival of the tenant, a security deposit of **300 Euros** is requested by the owner. After the establishment of the inventory of the places of exit, **this deposit will be returned within 15 days.**

In case of accidental damage, it is essential to inform us. Civil liability insurance can be taken out.

Article 9 - Inventory of fixtures: **The state of cleanliness of the house on the arrival of the tenant must be noted in the inventory of fixtures.**

The cleaning of the premises is the responsibility of the owner. This package relieves you of household chores, however we ask you to :

- leave the house in order, the dishes clean and tidy.
- the furniture as you found it.
- the kitchen, bathroom and toilet garbage cans and the outside ashtrays emptied and taken away.

You have sorting containers at your disposal at La Palisse (3km) and at the Lake of Issarlès (6km).

- the barbecue grill cleaned. Please do not use the bathrooms for this purpose. Two outdoor water points are at your disposal.
- At your convenience, you can leave your sheets and pillowcases at the foot of the bed.

In case of non-respect of the premises, a sum may be withheld from the deposit, for additional cleaning.

In case of early departure (prior to the time mentioned on the description sheet) preventing the establishment of the inventory on the same day of the tenant's departure, the security deposit is returned by the owner within fifteen days, after deduction of the cost of restoration of the premises if damage was found.

Article 10 - Use of the premises: The tenant must ensure the peaceful character of the rental and make use of it in accordance with the purpose of the premises. **From 23:00, please avoid making excessive noise and lower the music accordingly.**

Article 11 - Capacity: This contract is for a maximum capacity of 10 persons. If the number of tenants exceeds the accommodation capacity, the owner can refuse the additional persons or count the additional charges.

Article 12 - Animals not allowed

Article 13 - Insurance: The tenant is responsible for all damages arising from his act. He is invited to take out a resort insurance contract for these various risks.

Article 14 - Disputes: Any complaint relating to the state of the premises and the state of the descriptions during a rental must be delivered to the owner within 48 hours from the entry into the premises.

Article 15 - The loss of the keys commits you to a replacement of 35 euros.

Any other complaint relating to a stay must be sent as soon as possible by letter to the owner, who will endeavour to find an amicable agreement.

Tenant's signature :