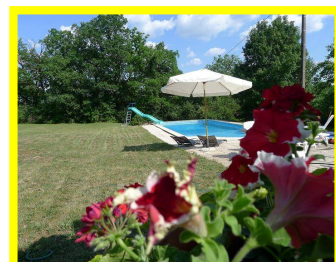


Private letting in Caylus SW France

Maison Boye 2027

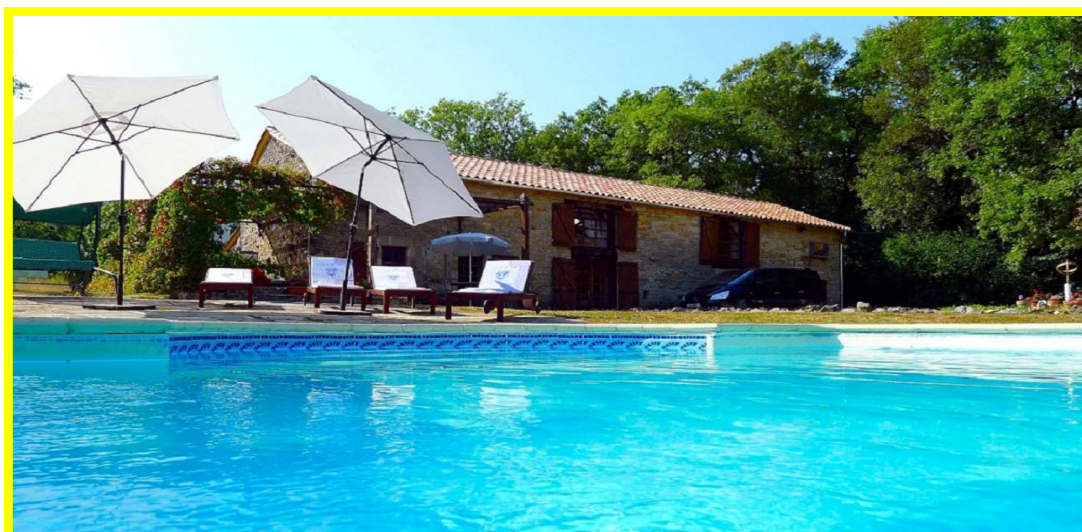
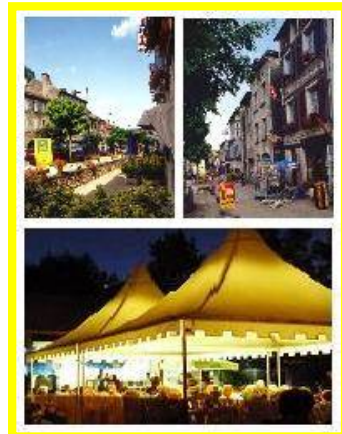
Full details: boye.co.uk



- 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 with portable sound streaming
- UK Satellite TV & radio, Playstation
- Air conditioning
- 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, and a patio with shaded pergola and built-in barbecue.

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.

£895 to £2795 per week

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

01487 840761.

Maison Boye 2027

boye.co.uk

Dates		Price £
MAY	15-22	895
	22-29	895
	29-05	895
JUNE	05-12	895
	12-19	1095
	19-26	1395
	26-03	1595
JULY	03-10	1995
	10-17	2495
	17-24	2795
	24-31	2795
	31-07	2795
AUGUST	07-14	2795
	14-21	2795
	21-28	2795
	28-04	1995
SEPTEMBER	04-11	1595
	11-18	895
	18-25	895
	25-02	895
OCTOBER	02-09	895
	09-16	895

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

Laundry service (sheets, duvet covers, pillow cases, bathroom towels, teacloths and bed making) is charged at £35 per person.

A refundable inventory deposit of £150 is held to cover lost keys, breakages, and any excessive utility bills (eg. for electric car charging)

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 double rooms you would like to have prepared	Antoine		Delphine		Baptiste		Clement	
Arrangements for Baptiste	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 £35 per person for laundry service (sheets, duvet covers, pillow cases and two bathroom towels). 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 £35 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 electricity, water 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 £35 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 excessive utility bills (eg. for electric car charging) 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, steep stairs, wobbly paving, and the possibility of 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 the unfenced swimming pool, charcoal barbecue, log fire, 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. If your problem requires an on-site callout, we can make the arrangements for local tradesmen who are familiar with the house to carry out the necessary work. Please do not wait until you get back to report a problem as this could 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