

# Les Chalets de Lauzies

## Rental agreement

Name : Monsieur Forestier

First Name : Nicolas

Location : Lieu dit « Lauzies » - 46 350 Loupiac - Siret : 44953679600013

dénommé le bailleur d'une part,

and :

Name :

First Name :

Location :

Phone/Email :

Referred to as the tenant on the other hand,

A seasonal rental has been agreed for the period from..... to.....

Cottage Magnolia (1 to 5 people)

Cottage Noisetier (1 to 5 people)

Cottage Eglantier (1 to 8 people)

Cottage Orme (1 to 3 people )

Cottage Aubépine (1 to 5 people)

Cottage Chêne vert (1 to 7 people)

Cottage le Petit Lauzies (1 to 8 people)

Rental adress : Domaine de Lauzies - Lieu dit « Lauzies » - 46 350 Loupiac

**Rent Amount:** .....euros. Charges included, excluding the tourist tax which will be billed separately (5.5% of the nightly rate before taxes per day and per person).

The tenant must pay a 30% deposit of the total amount, which is: ..... euros for booking the accommodation.

The remaining balance of [amount in euros] as well as a security deposit (to be given upon arrival) of:

1000 euros (for the Chêne vert and Eglantier cottages )

800 euros (for the Magnolia, Noisette, Aubépine cottages)

400 euros (for the Lilas and Glycine cottages)

The amount must be paid on the day of key handover, namely on...

Children under the age of two are not included in the cottage's capacity.

An additional fee of 15€ per dog per week will be charged.

Tenants must provide a copy of vacation insurance.>

The accepted payment methods are:

Cash/Cheques/Holiday vouchers/Bank transfer

Enclosed are the general rental conditions (including a copy to be returned signed), the description of the rented premises, and a location map.

Done in duplicate at ..... on .....

The lessor  
Signature preceded by the  
handwritten mention  
'Read and approved

The tenant  
Signature preceded by the  
handwritten mention  
'Read and approved

## General terms and conditions of the seasonal rental agreement

This seasonal rental agreement aims to define the conditions for the lessor to rent the accommodation to the tenant for the specified duration and under the conditions outlined herein.

Check-in times are typically scheduled from **5:00 PM**. Check-out times for the cottage (tidied and cleaned) are usually set at **10:00 AM** (for weekly rentals), except for the Hazelnut and Hawthorn cottages rented from Sunday to Sunday, as well as the Wild Rose rented from Friday to Friday.

It is agreed that in case of cancellation:

When the amount paid for the reservation is considered a deposit, the party initiating the cancellation must compensate the other for the entire loss suffered (total amount of the rental for the tenant if the accommodation could not be re-rented, or a financial loss estimated at twice the rental price in favor of the tenant if the cancellation is attributable to the lessor).

If a delay of more than four days from the scheduled arrival date has not been reported by the tenant, the lessor may rightfully attempt to re-rent the accommodation while retaining the option to seek recourse against the tenant.

**Tenant's obligations:** Obligation to personally occupy the premises, to inhabit them 'as a good father/mother of a family,' and to maintain them. All facilities are in working order, and any complaints regarding them that arise more than 3 days after taking possession of the premises will not be considered. Repairs necessitated by negligence or poor maintenance during the lease will be the responsibility of the tenant. Obligation to ensure that the tranquility of the neighborhood is not disturbed by the tenant or their family.

The premises are rented furnished with kitchen equipment, dishes, glassware, sheets, blankets, and pillows, as described on the website (relevant cottage tab). If necessary, the owner or their representative will be entitled to claim from the tenant, upon departure, the full value at the replacement price of broken, chipped, or damaged objects, furniture, or materials, and those whose wear exceeds normal usage for the duration of the rental. This includes the cost of cleaning excessively soiled blankets, compensation for damages of any kind to curtains, wallpapers, ceilings, carpets, windows, bedding, etc.

For cottages equipped with a pool, the pool is generally open from early May to September 20th. Considering a stay in a property with a pool implies that the tenant must ensure vigilant and constant supervision of the pool and all individuals likely to access it, especially young children.

The tenant undertakes to insure against rental risks (fire, water damage). The absence of insurance, in the event of a claim, will result in damages. The lessor undertakes to insure the property against rental risks on behalf of the tenant, who is obligated to report any claim occurring in the dwelling, its outbuildings, or accessories within 24 hours.

The security deposit must be paid by check or cash. The security deposit must be returned to the tenant within a reasonable period not exceeding 7 days. If damages are observed during the final inspection, the owner has the right to withhold a portion of the security deposit. The security deposit, after deducting repair costs, must in this case be refunded no later than 2 months from the date of the final inspection. The owner must provide the tenant with justification for any amounts withheld from the security deposit.

The tenant cannot refuse access to the premises when the owner or their representative requests it.

Done in duplicate at ..... on .....

The lessor  
Signature preceded by the  
handwritten mention  
'Read and approved

The tenant  
Signature preceded by the  
handwritten mention  
'Read and approved

# A descriptive statement of the seasonal rental agreement.

The lessor's first and last name: Monsieur Nicolas Forestier

Lessor's address: 254 route de lauzie, Lieu dit « Lauzies » - 46 350 Loupiac

Phone number: +33(0)7.67.78.72.92

Email : leschaletsdelauzies@gmail.com

website: leschaletsdelauzies.com

## GENERAL INFORMATION ABOUT THE ACCOMMODATION

Address of the rented accommodation: Lieu dit « Lauzies » - 46 350 Loupiac

### Type of rental:

Magnolia Cottage (1 to 4 people)

Hawthorn Cottage (1 to 5 people)

Hazel Cottage (1 to 5 people)

Evergreen Oak Cottage (1 to 7 people)

Wild Rose Cottage (1 to 8 people)

Petit Lauzies Cottage (1 to 8 people)

Elm Cottage (1 to 3 people)

Cottages with private garden and swimming pool. Houses located within a 17-hectare forest estate.

Each cottage has its own enclosed plot of around 1000 to 1200 square meters.

They are independent and pet-friendly.

### Leisure activities nearby:

**Hiking:** Loupiac and surrounding areas

**Community tennis:** Souillac

Fishing (Lamothe Fenelon lake at 4.8 km)

Bike rentals in Souillac

### Situation diversifies :

#### GPS coordinates:

Doctor and pharmacy: Payrac (5 km away)

Train station: Souillac (12 km away)

Airport: Brives (32 km away)

Nearest town: Payrac (5 km away)

Highway: Paris - Toulouse (13.5 km away)

Golf de souillac: (21.5 km)