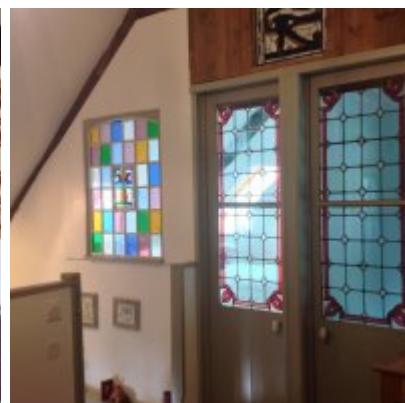


# La Cheneraie

## Summary

This lovely Breton cottage is tucked away in the tiny hamlet of Kerbequet, deep in the heart of rural Brittany. The cottage, with its large garden, is ideal for groups of 4 guests, plus 1 baby.



## Description

The cottage, with its large garden, is ideal for groups of 4 guests, plus 1 baby, with plenty of room both inside and out.

The cottage is a perfect base for visiting the many attractions of this lovely part of Brittany. The owners have used their artistic flair to create an original home with several attractive features.

La Cheneraie (named after the oak tree in the garden) is only a 5 minute drive from the village of Ménéac where there is a bar, restaurant and small supermarket selling bread and pastries. Also close to Ménéac is a small lake with a childrens' play area and small sandy beach.

Entering the property you are immediately in the open plan kitchen/living and dining area.

The beautiful kitchen is well equipped with a large electric range cooker with three ovens and induction hob, fridge and separate freezer and washing machine. It also has a vintage "Hygena" kitchen cabinet! A cafetière, microwave, kettle and toaster are provided. The circular dining table comfortably seats five people.

There is a downstairs shower room/utility area with separate WC. There is also a tumble dryer.

The lounge area has comfortable seating and a feature woodburner, ideal for cooler months. There is also central heating.

The "smart" TV has UK channels. WiFi is available throughout the property.

The first floor is accessed by a lovely wooden staircase with carpet treads. It is light and spacious.

The landing area at the top of the staircase has a "snug" area with a desk and comfortable chair. This makes it ideal

for either working or just relaxing. There is also a well stocked book shelf and a music system with large collection of CD's.

Bedroom 1: The velux windows make this room feel light and bright. It has a King Size bed, dressing table and wardrobe.

Bedroom 2: This room has twin beds and hanging space for clothes.

Bathroom: The bathroom has a lovely free -standing bath and also a shower attachment. There is a WC and wash basin.

A cot and High Chair are available.

#### OUTSIDE:

The lovely garden can be accessed via patio doors in the lounge area. An outdoor washing line is provided.

There is a large grassed area for children to let off steam! Badminton and a Table Tennis table are provided. The garden is secure making it suitable for children. Dogs are generally welcome. Please enquire at time of booking. A Pet Fee applies and a dog policy is issued at time of booking.

We are able to make a vet appointment if required prior to your return to the UK.

A stone built in BBQ is provided. There is an outside table and chairs for dining "al fresco".

This is a No Smoking property.

The cottage is not suitable for guests with impaired mobility and is not accessible to wheelchairs.

Parking is available for 2 cars.

Linen and towels are included in the rental price.

A 15% -20% discount is offered on Brittany Ferries crossings.

There are many picturesque towns nearby.

#### Josselin

Here there is a perfectly preserved medieval chateau which is still lived in by the Rohan family.

The chateau and Dolls' Museum are open to visitors from April to October and there are tours in English daily during the summer.

#### Le Bois d'Amour (Lovers' Wood)

In Josselin this is literally a "park in a town". It has been created to promote nature and the environment. There is an open air theatre where music events are held during the summer months. It has been very well landscaped and contains wooded sections and a stream flowing throughout. Displays are provided which explain the wildlife of the area in pictures and sounds. There are plenty of benches provided throughout the park as well as picnic tables and even a boules court. Also a small childrens' play area. Look out for the unusual water powered clock!

#### Lizio

Here there is a fascinating Insectarium which the kids will love!

#### Malestroit

A pretty market town with regular concerts in summer.

The canal is flanked by paths for walking and cycling, with boating for miles in both directions.

On the outskirts of Malestroit is the Musée de la Résistance de Bretagne'

This fascinating museum chronicles the vital role played by the people of Brittany at the time of the German Occupation during the second World War.

#### La Gacilly

Nearby is the charming town of La Gacilly. During the summer months an outdoor photographic exhibition is held. Boat trips on the canal are available. The Yves Rocher factory, shop and Spa are situated here. Also a vegetarian restaurant - very unusual in France!

#### Rochefort-en-Terre

About 45 minutes away is Rochefort-en-Terre. This was voted "prettiest village in France" in 2015. With its cobbled streets, plentiful restaurants and shops, it is a must on your holiday agenda!

#### Domaine de Kerguéhennec.

A 30 minute drive from the accommodation takes you to the Domaine de Kerguéhennec. Here you will find an unusual sculpture park and chateau in magnificent grounds. There is a large lake and lots of woodland. Dogs are

welcome! There is a small café in the park but opening times can be limited! In the chateau there are often art exhibitions.

#### Vannes

The walled city of Vannes is about a 50 minute drive from Josselin. The harbourside restaurants in Vannes are always busy in the summer months. The local seafood, oysters and mussels being particularly popular.

#### Pont Scorff

Here there is a zoo at Pont Scorff is ideal for younger members of the family (about 1 hour away)

The Prehistoric Park at Malansac, about 45 minutes away, is another great day out for the youngsters. There are 30 scenes of reconstruction of the dinosaur age. The park is based on models and information from the Natural History Museum in Paris.

#### Rennes

Nearby (1 hour drive) is the stunning medieval city of Rennes, capital of Brittany. There are numerous outdoor cafés and restaurants in the picturesque square plus shops so perfect if you want some retail therapy!

#### Coastal/Beach

Both the north and south coasts of Brittany are about a 1 hour drive from the cottage. The beaches are too numerous to mention!

Just a half hour drive away is the Lac au Duc near Ploermel. Here there is a beach and watersports, cafés and restaurants. Also a beautiful area for walking with numerous varieties of hydrangeas. A fabulous display in the summer months!

### BRITTANY REGION

Brittany offers a wealth of varied landscapes - beautiful sandy beaches, deep forests and medieval towns, easily accessible from Ménéac's central situation.

Brittany is easily accessible from the UK via several Ferry Ports and is also served by flights from the UK to 4 French airports.

From spectacular beaches with rugged coastlines to vast sandy expanses, to peaceful woods and forests and the famous Nantes-Brest Canal, Brittany has all the makings of a perfect holiday.

The cuisine in the area includes crepes and galettes and of course the seafood! Mussels and oysters are available throughout the region, particularly in the summer months. Cider is produced here and local varieties are available in all supermarkets and restaurants.

During the summer numerous villages and town celebrate the "Pardon" which is predominantly a religious thanksgiving but is always followed by a celebratory meal (with a drink or two!) and Breton dancing.

### Map

**Address:** 7 Kerbequet

**Zip/Postal Code:** 56490

**Latitude / Longitude:** 47.98529532810066 / -2.5715332031250093



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[http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4\\_NoKZs2jqWNivlYesHGr12nVUp9KCK&center=47.98529532810066,-2.5715332031250093](http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivlYesHGr12nVUp9KCK&center=47.98529532810066,-2.5715332031250093)

<b>Nearest airport</b>	Rennes	76 km
<b>Nearest bar / pub</b>	Ménéac	4 km
<b>Nearest beach</b>	Lac au Duc	30 km
<b>Nearest boulangerie</b>	Ménéac	4 km

<b>Nearest canal</b>	Nantes Brest	23 km
<b>Nearest doctor</b>	Ménéac	4 km
<b>Nearest ferry port</b>	Saint Malo	94 km
<b>Nearest market</b>	Josselin	23 km
<b>Nearest restaurant</b>	Ménéac	4 km
<b>Nearest supermarket</b>	Ménéac	4 km
<b>Nearest train station</b>	Rennes	74 km

Accommodation, facilities, utilities

Cottage

**Bedroom(s):** 2 ( 4 Sleeps )

Cots: 1, Double bedrooms: 1, Sofa beds: 1, Twin bedrooms: 1

**Bathroom(s):** 2

Baths: 1, Showers: 1, Toilets: 2, Wash basins: 2

### Suitability

- **Long term rentals:** No
- **Pets:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Not suitable

### Holiday type

Family holidays, Romantic holidays, Rural holidays

### View

Countryside views

### General facilities

Garden, Garden furniture, Parking, WiFi

### Indoor facilities

CD Player, Coffee Maker, Freezer, Fridge, Iron and Board, Microwave, Satellite TV, Tumble drier, TV, Washing machine, Wood burner

### Outdoor facilities

BBQ, Patio

### Services

Cleaning inclusive, Linen inclusive, Towels inclusive

## Access

Private car park, Stairs

## Activities

### Local activities:

Boating, Boule, Canoeing, Cycling, Fishing, Golf, Horse riding, Swimming, Walking

## Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>Rate summary</b>	£80.66 - £89.62		£564.61 - £627.35	-	4 Nights	-
<b>04-May-2024 - 28-Jun-2024</b>	£80.66	-	£564.61	-	4 Nights	-
<b>29-Jun-2024 - 31-Aug-2024</b>	£89.62	-	£627.35	-	7 Nights	Sat - Sat
<b>01-Sep-2024 - 27-Sep-2024</b>	£80.66	-	£564.61	-	4 Nights	-

## Policies

**Check in:** 16:00, **Check out:** 10:00

Dogs may be allowed. Please enquire

Guests are requested to leave the cottage clean and tidy on departure. Failure to do this may result in some or all of Security Deposit being retained.

## Terms and conditions

THE ENGLISH LANGUAGE VERSION OF THESE RENTAL CONDITIONS FOLLOWS THE FRENCH LANGUAGE VERSION BELOW:

### CONDITIONS DE LOCATION

1. La "Propriété" est proposée à la location de vacances, sous réserve de confirmation par le "Propriétaire", à l'invité ("Client"). Le présent contrat est conclu entre le propriétaire et le client. Ce processus de réservation est géré par Prestige Marketing & Reservations Limited ("PMR") au nom du propriétaire.
2. Pour réserver la propriété, le client doit compléter sa réservation en ligne et effectuer au moins le premier paiement - un dépôt non remboursable de 20% du montant total de la location. Le Client recevra un accusé de réception et un reçu. Ceci constitue l'acceptation officielle de la réservation. Le propriétaire se réserve le droit de refuser toute réservation sans explication. Dans ce cas, le client sera informé par écrit de ce refus et tout paiement sera remboursé au client.
3. Le solde du loyer ainsi que le dépôt de garantie sont payables au moins 8 semaines avant le début de la période de location. Si le paiement n'est pas reçu à cette date, le Propriétaire se réserve le droit de notifier par écrit que la réservation est annulée. Les réservations effectuées dans les huit semaines précédant le début de la période de location exigent le paiement intégral au moment de la réservation.

4. Un dépôt de garantie est toujours exigé en cas, par exemple, de dommages à la propriété ou à son contenu. Toutefois, la somme exigée par la présente clause ne limite pas la responsabilité du Client envers le Propriétaire. Le Propriétaire rendra compte au Client du dépôt de garantie et de tout montant à retenir et autorisera PMR à rembourser le solde dû dans les 2 semaines suivant la fin de la période de location. La décision du Propriétaire sur le montant de ces remboursements est définitive.

5. Tout paiement de location du Client devant être effectué par virement bancaire doit être effectué comme suit :

- Virement direct sur le compte bancaire britannique suivant :

Nom du compte : Prestige Marketing & Reservations Ltd

Nom de la banque : HSBC Bank plc

Adresse : 1 Centenary Square, Birmingham, B1 1HQ.

BIC/ Swift : HBUKGB4B

IBAN : GB49 HBUK 4012 7684 2342 29

- Tous les frais encourus pour le paiement par virement bancaire doivent être payés par le client. Si des frais sont encourus par PMR au moment de la réception des paiements, ils seront récupérés en totalité sur le dépôt de garantie du client.

6. Dans le cas où un client annule sa réservation, l'une des conditions suivantes s'applique en fonction de la période restante jusqu'au début du séjour :

o Pour les annulations effectuées entre la date de réservation et jusqu'à 57 jours avant le début du séjour, le Client perdra le montant total de la caution de location déjà versée à PMR.

o En cas d'annulation entre 56 jours et 29 jours avant l'arrivée, le client perd 50% du montant total du loyer de sa réservation.

o Pour les annulations effectuées entre 28 jours avant l'arrivée et la date d'arrivée, le client perdra 100% du montant total de la location.

o En cas de non-présentation, le client devra payer 100% du montant total de la location.

7. Il est fortement recommandé au client de souscrire une police d'assurance voyage complète (comprenant une couverture d'annulation avec récupération de tout montant de location non remboursable) et d'avoir une couverture complète pour les effets personnels du groupe, la responsabilité civile, etc. car ils ne sont pas couverts par l'assurance du propriétaire.

8. En cas de pandémie de type "Covid" où la France et/ou le pays de résidence du client interdisent les voyages en France au moment du début du séjour, PMR autorisera le remboursement intégral de toutes les sommes versées par le client.

9. La période de location commence à 16h00 le premier jour et se termine à 10h00 le dernier jour. Le propriétaire n'est pas obligé d'offrir un logement avant l'heure indiquée et le client n'a pas le droit de rester dans le logement après l'heure indiquée.

10. Le nombre maximum de personnes pouvant résider dans la Propriété ne doit pas dépasser celui indiqué sur le formulaire de réservation.

11. Si les chiens sont autorisés dans cette propriété, alors :

o tous les frais liés aux animaux domestiques seront payés en déduisant le montant dû du dépôt de garantie du client avant que le solde du dépôt de garantie ne soit rendu au client, moins toute autre retenue (voir paragraphe 13 ci-dessous).

o les animaux domestiques ne doivent pas être autorisés à monter sur les meubles ou les lits

o les animaux domestiques ne doivent pas être laissés seuls dans la propriété lorsque le client est absent de la

propriété.

12. Le client accepte d'être un locataire prévenant et de prendre soin de la propriété et de la laisser telle qu'elle a été trouvée, dans un état propre et rangé à la fin de la période de location. Le règlement intérieur peut être consulté via un lien url qui sera remis au client avant le début des vacances. En particulier, les clients doivent également s'assurer que

- o Tous les meubles sont remis dans l'état où ils se trouvaient au début du séjour.
- o Les lave-vaisselles sont vidés et toute la vaisselle propre est rangée dans les armoires.
- o Tous les déchets et le recyclage sont traités conformément au règlement intérieur.

13. Le propriétaire se réserve le droit de faire une retenue sur le dépôt de garantie pour couvrir tout bris ou frais de nettoyage supplémentaires si le client laisse la propriété dans un état inacceptable. Le client s'engage également à ne pas agir d'une manière qui pourrait perturber les résidents des propriétés voisines.

14. Le Client doit signaler au Propriétaire/Gestionnaire de la Propriété/Conservateur sans délai tout problème ou défaut dans la Propriété ou toute panne d'équipement, d'usine, de machine ou d'appareils dans la Propriété, et les dispositions pour la réparation et/ou le remplacement seront prises dès que possible. Tout problème ou équipement manquant dans la propriété doit être signalé immédiatement car aucune réparation ne peut être effectuée après la fin de la période de vacances.

15. Le Propriétaire ne sera pas responsable envers le Client pour :

- tout défaut ou arrêt temporaire dans l'approvisionnement des services publics à la propriété (par exemple, l'eau, l'électricité, le gaz de ville, le téléphone et l'Internet), ni en ce qui concerne tout équipement, plante, machine ou appareil dans la propriété, ou le jardin
- toute perte, tout dommage ou toute blessure résultant de conditions météorologiques défavorables, d'une émeute, d'une guerre, d'une grève ou de tout autre événement indépendant de la volonté du Propriétaire.
- toute perte, tout dommage ou tout inconvenient causé ou subi par le Client si la Propriété est détruite ou endommagée avant le début de la période de location et, dans ce cas, le Propriétaire devra, dans les sept jours suivant la notification au Client, rembourser au Client toutes les sommes précédemment versées au titre de la période de location.

16. En aucun cas, la responsabilité du Propriétaire envers le Client ne pourra excéder le montant payé au Propriétaire pour la période de location.

17. Ce contrat n'est pas transférable.

18. Cette maison est non fumeur, si vous fumez à l'extérieur, merci de jeter les déchets avec soin et réflexion.

19. Le paiement de tous les services locaux qui ne sont pas inclus dans le prix total de la location doit être effectué directement auprès des propriétaires sur place ou de leurs gestionnaires de propriété/concierges. Le propriétaire se réserve le droit de faire une retenue sur le dépôt de garantie pour couvrir le coût de tous les services locaux qui ne sont pas payés sur place pendant la période de location.

20. L'utilisation du logement et des équipements (tels que la piscine) est entièrement au risque du client et aucune responsabilité ne peut être acceptée pour les blessures d'un client ou d'un visiteur et la perte ou les dommages aux biens du client ou du visiteur.

21. Aucune responsabilité ne peut être acceptée pour toute perte ou dommage au véhicule motorisé d'un Client ou d'un visiteur ou à son contenu.

22. Le camping n'est pas autorisé sur le terrain de la Propriété.

23. Ces conditions de réservation seront incluses dans la facture de confirmation.

Le présent contrat est régi par le droit anglais dans tous ses aspects, y compris la formation et l'interprétation, et est réputé avoir été conclu en Angleterre. Toute procédure découlant de ce contrat ou en rapport avec celui-ci peut être portée devant tout tribunal compétent en Angleterre.

#### RENTAL CONDITIONS (IN ENGLISH)

1. The "Property" is offered for holiday rental, subject to confirmation by the "Owner", to the guest ("Client"). This contract is between Owner and Client. This booking process is managed by Prestige Marketing & Reservations Limited ("PMR") on behalf of the Owner.

2. To reserve the Property the Client should complete their booking online and make at least the first payment - a non-returnable deposit of 20% of the total rental. The Client will be sent an acknowledgement and receipt. This is the formal acceptance of the booking. The Owner reserve the right to refuse any booking without an explanation. In the event of this happening the Client will be advised in writing of any such refusal and all payment will be refunded to the Client.

3. The balance of the rent together with the security deposit is payable not less than 8 weeks before the start of the rental period. If payment is not received by this date, the Owner reserves the right to give notice in writing that the reservation is cancelled. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.

4. A security deposit is always required in case of, for example, damage to the property or its contents. However, the sum required by this Clause shall not limit the Client's liability to the Owner. The Owner will account to the Client for the security deposit and any amounts to be withheld and authorise PMR to refund the balance due within 2 weeks after the end of the rental period. The Owner's decision on the amount of these reimbursements is final.

5. Any Client rental payments to be made by bank transfer should be made as follows:

- Direct transfer to the following UK Bank account:

Account Name: Prestige Marketing & Reservations Ltd

Bank Name: HSBC Bank plc

Address: 1 Centenary Square, Birmingham, B1 1HQ.

BIC/ Swift: HBUKGB4B

IBAN: GB49 HBUK 4012 7684 2342 29

- Any charges incurred for payment via bank transfer must be paid by the guest. If charges are incurred by PMR when payments are received then these will be recouped in full from the Client's security deposit.

6. In the event of a Client cancelling their reservation one of the following conditions will apply based on the period left until the start of the holiday:

o For cancellations effected between the booking date and up to 57 days before check-in the Client will forfeit the total amount of the rental deposit already paid to PMR.

o For cancellations effected between 56 days before check-in until 29 days before check-in the Client will forfeit 50% of the total rent for their booking.

o For cancellations effected between 28 days before check-in until the check-in date the Client will forfeit 100% of the total rent for the booking.

o For 'no shows' the Client will forfeit 100% of the total rent for the booking.

7. The Client is strongly recommended to arrange comprehensive travel insurance policy (including cancellation cover with recovery of any non refundable rental amounts) and to have full cover for the party's personal belongings, public liability etc. as these are not covered by the Owner's insurance.

8. In the event of a "Covid type" pandemic where France and/or the country of the Client's residence forbid travel to/within France at the time of holiday start date then PMR will authorise a full refund of all rental monies paid by the Client.

9. The rental period shall commence at 4 pm on the first day and finish at 10 am on the last day. The Owner shall not be obliged to offer accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated.

10. The maximum number to reside in the Property must not exceed that stated on the booking form.

11. If dogs are permitted at this property then:

- o all pet fees will be paid by deducting the amount due from the Client's Security deposit before the balance of the security deposit is returned to the Client, less any other retentions (see paragraph 13 below).
- o pets should not be allowed on the furniture or beds
- o pets should not be left alone in the property when the client is away from the property.

12. The Client agrees to be a considerate tenant and to take good care of the Property and to leave it as found, in a clean and tidy condition at the end of the rental period. The house rules can be found via a url link that will be issued to the Client before the holiday starts. In particular the Clients must also ensure that:

- o All furniture is returned to the position it was found at the start of the holiday
- o Dishwashers are emptied and all clean crockery put away in cupboards
- o All rubbish and recycling is processed in accordance with the house rules

13. The Owner reserves the right to make retention from the security deposit to cover any breakages or additional cleaning costs if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in any way which would cause disturbance to those residents in any neighbouring properties.

14. The Client shall report to the Owner/Property Manager/Caretaker without delay any problems or defects in the Property or breakdown in equipment, plant, machinery or appliances in the Property, and arrangements for repair and/or replacement will be made as soon as possible. Any problems or equipment found missing whilst in the property should be reported immediately as no reparation can be made after the end of the holiday period.

15. The Owner shall not be liable to the Client for:

- any temporary defects or stoppage in the supply of public services to the Property (e.g. mains water, electricity, town gas, phone & internet), nor in respect of any equipment, plant, machinery or appliances in the Property, or garden
- any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the Owner.
- any loss, damage or inconvenience caused to or suffered by the Client if the Property shall be destroyed or damaged before the start of the rental period and in any such event, the Owner shall within seven days of the notification to the Client, refund to the Client all sums previously paid in respect of the rental period.

16. Under no circumstances shall the Owner's liability to the Client exceed the amount paid to the Owner for the rental period.

17. This contract is non-transferable.
18. This house is non-smoking, if smoking outside, please dispose of waste carefully and thoughtfully
19. Payment for any local services not included in the Total Rental price should be made direct to the Owners on site or their Property Managers/ Caretakers. The Owner reserves the right to make retention from the security deposit to cover the cost of any local services that are not paid for locally during the rental period.
20. Use of the accommodation and amenities (such as swimming pool) is entirely at the Client's risk and no responsibility can be accepted for injury to a Client or visitor and loss or damage to the Client's or visitor's belongings.
21. No responsibility can be accepted for any loss or damage to any Client's or visitor's motor vehicle or its contents.
22. No camping is permitted on the Property grounds.
23. These booking conditions will be included with the confirmation invoice.

This contract shall be governed by English law in every particular, including formation and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought to any court of competent jurisdiction in England.

