

Les Poiriers

Summary

Les Poiriers is a self-contained barn conversion. The ground floor is an open plan kitchen, dining and sitting area. Four bedrooms are on the first floor. Outside is a private swimming pool and patio.



Description

Les Poiriers is a large, converted barn with oak beams throughout. The ground floor is open plan with a fully equipped kitchen, a large dining table for ten people and a seating area with comfortable sofas and free sat TV (english and French). There is free wi-fi throughout the property. The games room is on the ground floor with a pool table and darts board. Also on the ground floor is a shower room and toilet.

On the first floor there are four bedrooms, two double rooms, one twin room and a family room with a double bed and bunk beds. All the bedrooms have cupboards and drawers for clothes. The first floor bathroom has an over-bath shower and toilet.

Les Poiriers has a private swimming pool with sunbeds. The south facing patio area is a real sun trap for relaxing and eating outside. There is a charcoal barbeque and large gazebo with table and chairs.

Secure car parking is at the front of the property.

Clean towels and bed linen are included. Guests are requested to provide their own pool towels.

Puys de Fou is just a 35 minute drive away. The historical theme park in Les Epesses in the Pays de la Loire, offering extraordinary, spectacular shows it is the second most popular theme park in France after Disneyland Paris.

Vouvant is listed as one of the most beautiful villages in France, it is only 18 minutes away. Discover it's

magnificent Romanesque church, the ramparts, the ancient bridge spanning the river and the Mélusine tower - the remains of an old castle.

Mervent leisure centre (25 minutes away) offers plenty of outdoor activities including kayaking, mountain biking and hiking.

Map

Address: 1 la colonniere saint pierre du chemin

Zip/Postal Code: 85120

Latitude / Longitude: 46.700322234131264 / -0.696709846496586



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Nearest airport	La Rochelle - Île de Ré Airport (LRH).	68.8 km
Nearest bar / pub	Chez JB, 2 Pl. du Pave	0.9 km
Nearest beach	La Tranche sur mer	86.8 km
Nearest boulangerie	Chouteau, 3 rue des Tuileries	0.5 km
Nearest restaurant	Chez JB, 2 Pl. du Pave	0.9 km
Nearest supermarket	52 Av. du Général de Gaulle, 85120 La Chataigneraie	9.4 km
Nearest train station	Gare de Pouzages	15 km

Directions

La Colonniere is a hamlet and may not appear on the satnav.

Enter Rue du Calvaire Breton, Saint Pierre du Chemin. We are at the end of the road.

Accommodation, facilities, utilities

Gite

Board:

- Self catering

Bedroom(s): 4 (10 Sleeps)

Double bedrooms: 3, Twin bedrooms: 1

Bathroom(s): 2

Showers: 2, Toilets: 2, Wash basins: 2

Suitability

- **Long term rentals:** No

- **Pets:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Yes

Holiday type

Family holidays

View

Village views

General facilities

Garden furniture, Parking, Pool table, WiFi

Indoor facilities

Coffee Maker, Dishwasher, Fridge freezer, Iron and Board, Microwave, TV, Washing machine

Outdoor facilities

BBQ, Patio, Swimming pool (private)

Services

Cleaning inclusive, Linen inclusive, Towels inclusive

Access

Private car park, Stairs

Activities

Local activities:

Cycling, Fishing, Horse riding, Walking

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	£102.42 - £238.14		£716.97 - £1,664.39	-	2 Nights	-
01-Jun-2024 - 14-Jun-2024	£121.20	£121.20	£845.00	-	2 Nights	-
15-Jun-2024 - 05-Jul-2024	£170.71	£170.71	£1,194.95	-	2 Nights	-
06-Jul-2024 - 30-Aug-2024	£238.14	£238.14	£1,664.39	-	7 Nights	Sat - Sat

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
31-Aug-2024 - 28-Sep-2024	£134.86	£134.86	£938.89	-	2 Nights	-

Policies

Check in: 17:00, **Check out:** 10:00

GDPR AND PRIVACY POLICY

The European regulation No. 2016/679 of 27 April 2016, or General Data Protection Regulation (GDPR), this came into force on 25 May 2018. Basically this new law replaces the Data Protection Act. This is a European wide law and as such affects how we use and store information we receive from guests and enquirers. It covers all data, whether electronic or paper based.

WHAT INFORMATION WE COLLECT FROM YOU.

When you make a booking with us we collect the names of all the guests who will be staying, the home address, email address and telephone number of the person making the booking.

HOW WE USE THE INFORMATION YOU GIVE US.

We use your email to communicate with you, to send you booking confirmation and answer any queries you email us, and to thank you after your visit and ask you for a review.

We will not use your telephone number unless we need to contact you urgently or if we cannot reach you by email.

MARKETING

We don't do a newsletter. We never pass your details to any third party.

ACCESS TO YOUR INFORMATION

You have the right to request a copy of the information we hold about you. If you would like a copy of this please email us.

RIGHT TO BE FORGOTTEN

All customers have the right to ask us to remove their details from our records. However, this does not override the legislative requirements (e.g. the Fiche Identite Individuelle form – see below).

Legally, we ask guests to complete the French Fiche Identite Individuelle police aliens form, which we have to legally keep for six months from date of arrival. Only the local police can ask for the details on this form. This form and the information contained on it are then destroyed by us.

We are also required by law to keep financial records for seven years, so guests cannot ask to be erased from these financial records.

If you complete our booking form, then be assured that your details are kept secure on our system via password controlled entry and are not used for any other purpose or shared with any other person or business. We need your email address to send through booking forms, answer any queries you have regarding the property or to send you terms & conditions, booking confirmation etc. We will send you a follow up email after your stay to thank you for staying, asking you to leave a review or feedback and details of how to stay in contact with us. We don't need explicit consent for this. We will NOT add you to a marketing mailing list.

NOTIFICATION OF DATA BREACHES

The GDPR will require us to notify the Information Commissioner's Office within 72 hours of first having become

aware of the breach where that breach is likely to “result in a risk for the rights and freedoms of individuals”. For any breach, we are required to notify the customers “without undue delay” after first becoming aware of a data breach.

Terms and conditions

Terms and conditions

These terms and Conditions may be changed at any time. We cannot be held responsible for changes or matters outside our control. All information is given in good faith but no warranties are made regarding information provided, either written or oral. A full and current copy is available in our welcome pack. Terms used. In these terms and conditions ‘you/yours’ refers to the hirer and his/her party and ‘we/us’ means Les Poiriers, Norman & Pauline Brown. The term ‘gite’ refers to the gite building, the contents of the gite, grounds, the swimming pool, loungers, BBQ, and any services provided by us.

Booking and Deposit. When booking direct with us, a non-refundable deposit of 20% (of the total booking amount) is required at the time of booking. Full payment for late bookings (ie less than 8 weeks before the date of arrival) is required when booking. Any balance needs to be received 8 weeks prior to your arrival. For direct bookings we accept direct bank transfer as deposit/payment. Your booking is secured once we have received a completed booking form and a deposit or full payment for late bookings, cleared through our bank. No reservation will be made until the completed booking form and deposit has been received. The deposit is non-refundable. As a result, we strongly advise you to take out holiday cancellation insurance. **Non Payment of the Outstanding Balance.** Failure to pay the outstanding balance within 5 working days of the due date, 8 weeks prior to your rental start date will result in your rental being suspended and the gite will be put back up for rental until payment is received. Should the gite be re-let and your balance subsequently received, your payment, minus the deposit will be refunded. We therefore recommend that you contact us as soon as possible if you have a problem getting the payment to us in time.

Cancellation by You. If you cancel more than 8 weeks prior to your rental start date, after making full payment we will return your payment less the non-refundable deposit. If you cancel less than 8 weeks prior to your rental start date, we will retain the full payment.

Cancellation by Us. In the unlikely event that we have to cancel your stay then we will do the following: • Attempt to make alternative arrangements for you in similar accommodation near-by. In this case you will be refunded in full. • Attempt to arrange an alternative date for your stay. Should this be in a higher priced time period there will be no additional charge and should it be in a lower priced time period, we will refund the difference. • If no alternative can be made, we will refund your payment and deposit in full.

Our rights include, but are not limited to • Refusing to accept any booking at our sole discretion. • Entering the accommodation at any reasonable time and for any reasonable cause. We will try to let you know if we need to do this. • Refusing entry to your friends/visitors (please also see ‘Your Responsibilities’ below). • Charging for non-trivial damage howsoever caused. • Claiming from you for any loss of future business as a result of damage resulting from your stay here, by you or your guests/visitors, howsoever this is caused. Terminating the rental agreement immediately and without compensation or refund if: • You damage the accommodation, are excessively noisy or disturb others; • We reasonably suspect you are breaking the law; • You allow anyone extra to stay in the gite without our permission; • You do not comply with these full terms and conditions.

Our Liability. We shall not be liable for any death or injury or for damage to or loss of your personal property occurring whilst you rent at Les Poiriers. Please ensure all your valuables are covered under your household or travel insurance. Your vehicles and contents are left at your own risk. In the event of circumstances beyond our reasonable control e.g. (but not limited to) fire, flood, exceptional weather conditions, loss of electricity/internet connection, disease outbreaks, industrial disputes etc. we shall not be liable for any resulting costs, losses or damages suffered by you (including the cost of securing alternative accommodation), nor for our failure to undertake our obligations to you. However, in appropriate cases, we will refund your payments to you. You use our grounds and facilities at your own risk. You should expect to encounter some potential minor hazards such as

uneven ground, mud, etc. We expect you to exercise caution around the swimming pool and to supervise any children using the swimming pool or grounds. We cannot be held responsible for any injury to you.

Security. During your stay you are responsible for the keys to the gite and therefore you are responsible for ensuring all doors and windows are closed and locked when you are not in residence. We do not accept any responsibility for damage or loss to your possessions or property during your stay.

What is included in the Price • Rental at Les Poiriers for the time specified and for the number of people specified on the booking form. • Electricity and gas bottles (for gas hobs) are provided. • Bed linen and towels for the number of people occupying each gite. But does not include towels for use outside the cottage or around the pool. Please bring your own pool towels otherwise a charge will be made. • Electric fans in each bedroom. • Free Wifi – You may surf the net and use the internet to keep in touch with friends and family. Please do NOT use the internet for business purposes or excessive downloading. Internet speed and access are subject to provider availability and are offered as a free extra. We cannot be held responsible for the speed of the internet or if no internet is available during your stay. This is rural France and weather conditions mean that we have internet interruptions here. Do not attach or connect equipment to our internet or TV satellite system, nor any cables or data sockets, whether hardwired or wireless without our explicit prior permission.

Arriving & Leaving. Our accommodation is available from 4:30pm on your rental start date. Please vacate the gite by 09:30am on the final day.

The gite is for holiday use only. Neither you, nor any person allowed into the property by you, has the right to remain in the accommodation beyond the agreed departure date. You will be liable for any losses incurred as a result of delayed departure.

Your responsibilities. Your general responsibilities include, but are not limited to:- • Ensuring only the number of people for whom the booking is made, stay in the gite. • Informing us if you have any friends/visitors coming to the gite. You are responsible for your friends/visitors at all times when at the gite or in the grounds. • Les Poiriers cannot be used as a base for a party or event, unless specifically discussed with us prior to your stay. • Friends/visitors are not permitted to use the gite facilities/grounds in any form whatsoever, unless by prior arrangement with us. • If agreed, you must ensure your friends/visitors comply fully with these terms and conditions • Reporting to us any breakages or missing items (you will not normally be charged for minor accidental damage or breakages). • Keeping all furniture, fittings and effects in the same good condition as they were found. • Observing our instructions (located in each bathroom) on the disposal of items into the drains, • Ensuring the BBQ is safely extinguished at the end of the evening and cleaned. • You are responsible for any children at all times.

Smoking. The gite, grounds and swimming pool area are strict non-smoking areas. However an ashtray is provided on the terrace, for outside use only. As with the BBQ you are responsible for safely extinguishing all smoking materials and cleaning of the ashtray provided.

Swimming Pool. Pool towels not supplied - please bring your own pool towels. No swimming between 19.00 hours and 09.00 hours. No diving as the pool is only 1.5m deep. No drinking glasses or bottles to be used around the pool (plastic only please) or food (crisps etc). Children to be under parent's supervision at all times as the owners cannot be responsible for their safety as there is no lifeguard on duty.

Household rubbish must be disposed of correctly in the bins provided by us. • Re-cycling is a priority in rural France and boxes/bags are provided for your use. Please observe the recycle symbols on your food packaging. We ask that you dispose of this at the nearby bins or on your way out of the village. Directions can be provided by us. Glass bottles and jars are collected separately. Please give broken glass/crockery to us for safe disposal.

Care and Cleaning of the Gite. We ask for a security deposit to be paid in cash on your arrival. All security deposits are returned by bank transfer within one week and following a positive inspection of the gite. On departure, the gite should be left clean and tidy, in the same condition as on arrival. Everything should be put away and the washing up done. We reserve the right to retain all or some of the security deposit should the gite be left excessively dirty or damaged. This includes deep cleaning of the swimming pool due to excessive use of sun cream. We reserve the right to charge an extra cleaning cost if we deem the gite to have been damaged by smoke fumes. This damage may include, but is not restricted to, smells and odours, stains, marks or cigarette burns to floors, walls, ceilings or furniture and fittings.

Complaints. Should you have any complaints with regard to your stay at Les Poiriers you must inform us at the time

of the complaint and without fail before you leave. This includes, although is not limited to, dissatisfaction with the gite and accidents suffered by you or anyone in your party whilst at Les Poiriers. If you encounter any problems with the gite or swimming pool please let us know as soon as possible and allow us suitable time to rectify the problem. We cannot consider any complaint brought to our notice after your stay at Les Poiriers

