

La Petite Madeleine

Summary

Nestled in a quiet backstreet, but just 100metres from the bustling port at Dinan, is La Petite Madeleine. This quaint house, with many original features, sleeps four guests in two bedrooms



Description

La Petite Madeleine is accessed via outside steps with hand rail. The front door leads directly into the cosy living room with dining table and small, but well fitted and equipped, corner kitchen.

An open fire place provides the heating during the cooler months and electric heaters are also provided. There is comfortable seating for four guests and a TV is provided with UK and French channels. Wifi is available throughout the house.

The kitchen has an induction hob and electric oven. There is also a fridge with freezer compartment, microwave, dishwasher, kettle and toaster. A cafetière is provided.

The carpeted stairs lead up to the first floor and Bedroom 1. Please note the stairs are steep, a rope hand rail is in place. The bedroom has a double bed, and a spacious clothes cupboard. There is also a TV in the bedroom.

The adjoining bathroom has recently been completely refurbished. It consists of a shower, WC and washbasin.

Bedroom 2 is on the 2nd floor. It has a double bed. The ensuite bathroom has been beautifully fitted and decorated. It has a roll top bath with shower attachment, WC and wash basin.

A washing machine, tumble dryer and clothes airer are available in the cellar (access at front of the house).

Please note there is no outside sitting space at the property. However, the port of Dinan is just 100 metres away with numerous bars and restaurants. La Petite Madeleine is located behind Les Roger- Bontemps restaurant/brewery/bar.

It is also in walking distance of the old town of Dinan and its tourist sites, including the English Gardens and Castle.

Walking and cycling trails start in the town as well as canoe/kayak hire.

There is no parking outside the property, apart from dropping off bags or luggage. However, there is nearby free parking and several. The free bus service (Dynamo) runs and stops outside the house. This bus service goes into the town of Dinan as well as up to the supermarket Super 'U' in Lanvallay.

One small dog maximum welcome. Pet Fee and T's and C's apply. Please enquire at time of booking.

DINAN AND LOCAL AREA:

Dinan is without doubt one of the most attractive and best preserved small towns in Brittany.

Places of interest in walking distance from La Petite Madeline include,

A market held each Thursday at Place de Guésclin.

Dinan's old town is amaze of narrow streets where it appears that time has stood still. The quaintest part is Place des Merciers where you'll find the best examples of the town's half-timbered houses. Just opposite is the pedestrianised Rue de la Cordonnerie, also known as 'thirsty street' as it has nine bars!

To get your bearings, climb the 158 steps to the top of the 40m (132ft)-high Tour de l'Horloge for wonderful views over Dinan and the surrounding area – you can see as far as Mont-Saint Michel on a clear day.

The 13th-century castle now houses the town's museum and this is the best place to start a tour of the magnificent ramparts, 3 km long the ramparts provide a great walk and amazing views of Dinan's fortifications. They were built by the dukes of Brittany. Today they are the longest mediaeval walls north of the Loire Valley.

Reinforced in the 14th, 15th and 16th centuries, the town wall now features 10 towers and four gates which are fascinating examples of military architecture.

Wander through Dinan's narrow cobbled streets, lined with pretty half-timber houses, and discover the Flamboyant Gothic St Malo church and the Basilica of St Saviour. In July the Fête des Remparts takes place. This is a spectacular festival recreating life in medieval times with street celebrations, a market and a jousting tournament and many people dressed in medieval costume. The Château de Dinan is now a museum dedicated to the town's history and Dinan's famous hero, Bertrand du Guesclin, a Breton knight who became a military commander during the Hundred Years' War is remembered with 4 different memorials across the town. In 1357 the English laid seige to the town but it resisted. When Thomas Canterbury kidnapped Guesclin's brother he settled the matter by single combat in the Place Champs Clos opposite the Place Degluescin, which is named after him.

Dinan has some wonderful traditional shops and gift shops as well as crêperies and riverside restaurants where you can relax with some good food - or sit outside on a warm day with a cold mug of cider. Crowned a Ville d'art et Histoire (town of art and culture), Dinan is full of artists, sculptors, glassblowers whose work is exhibited in the art galleries in the town. Do not forget to walk down the hill of Rue de la Petit Fort for a great view. At the bottom is the port with many restaurants on the waterfront. Tours and pleasure boat cruises can be organised at the Tourist Office. For those looking for some outdoor activities, there is a lovely coastal route to Dinard and St Malo about 23 miles long and suitable for walking, or why not rent a bike for the day?

Nearby the pretty village of Léhon, 5 minutes by car, has a superb outdoor swimming pool in the grounds of the Abbey.

Nearby are the coastal towns of Dinard, St Malo and St Lunaire .

St Cast le Guildo just half an hour away is worth visiting.

Amongst the stunning beaches are:Pen Guen beach, framed by the Pointe de la Garde and the Bay Pointe.

The beaches of the Mare, the Pissotte and Fresnaye, offering superb views of the Fort La-latte.

The Beach Pit, is the most remote and is located at the western end of the peninsula.

Discover one of the most beautiful bays of the Emerald Coast with many sea sports: sailing, diving, boat rentals and kayak, cruises and boat trips, fishing.

Stop at the harbour facing the Bay of Saint-Malo to enjoy delicious seafood at one of the many restaurants. Or sample the Breton cuisine of buckwheat pancakes, accompanied by a bowl of cider!

A little further afield, about 45 minutes drive, is Mont St Michel. This UNESCO Heritage Site is one of the most visited places in France!

BRITTANY REGION

Brittany offers a wealth of varied landscapes - beautiful sandy beaches, deep forests and medieval towns. Brittany is easily accessible from the UK via several Ferry Ports and is also served by flights from the UK to Rennes, Nantes and Brest.

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.

An obligatory cleaning fee of 50€ is applied to all bookings.

Map

Address: 29 Rue de la Madeline

Zip/Postal Code: 22100

Latitude / Longitude: 48.454678479965764 / -2.0292549133300875



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http://maps.google.com/maps/api/staticmap?key=AlzaSyBR4_NoKZs2jqWNivlYesHGr12nVUp9KCk¢er=48.454678479965764,-2.0292549

Nearest airport	Rennes	56 km
Nearest bar / pub	Lanvallay	25 meters
Nearest beach	Saint Lunaire	35 km
Nearest boulangerie	Port de Dinan	100 meters
Nearest ferry port	Saint Malo	40 km
Nearest market	Place Duguésclin	1.5 km
Nearest restaurant		25 meters
Nearest river	Rance	50 meters
Nearest supermarket	Super U	1 km

Accommodation, facilities, utilities

House

Board:

- Self catering

Bedroom(s): 2 (4 Sleeps)

Cots: 1, Double bedrooms: 2, Double bedrooms en-suite: 1

Bathroom(s): 2

Baths: 1, Showers: 2, 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

Activity holidays, Beach holidays, Family holidays, Romantic holidays

View

River views, Village views

Services

Cleaning extra, Towels inclusive

Access

Private car park, Stairs

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	£68.47 - £89.87		£629.10	-	4 Nights	-
24-Mar-2024 - 29-Jun-2024	£68.47	-	-	-	4 Nights	-
30-Jun-2024 - 31-Aug-2024	£89.87	-	£629.10	-	7 Nights	Sun - Sun

Policies

Check in: 14:00, **Check out:** 12:00

Pets are welcome at 20 euros. but there is no outdoor space. There is a final cleaning charge of 50 euros. Guests are asked to leave the property clean and tidy. Failure to do this can result in some or all of the 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 inconfort 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.

