

House Rules

Maison de l'épicurien

General booking conditions

When you make a booking, you agree to the rental conditions below. These conditions may only be waived if the owner has given prior written permission. The tenant can therefore in no way claim the application of his own conditions.

Authorizing a Payment

All bookings are made exclusively via the request form on the website. With this, you agree to all the rental conditions and house rules. Before a booking becomes final, 50% of the rent must be paid within 7 days of the request. The remaining amount of the rent and the deposit of 300 euros must be transferred 3 weeks before the start of the rental period. If the rental contract is concluded within one month of the date of the recharge, the full rent and the deposit must be paid immediately. In case of late payment, the owner is entitled to cancel the reservation.

Rental Guarantee

The tenant pays a rent deposit of 300 euros. The security deposit will be transferred with the remaining amount 3 weeks before the start of the rental period. In case of damage, the deposit will be refunded by the owner within two weeks of the rental period. In the event of damage, the deposit will be (partially) withheld. If the damage exceeds the deposit amount, an additional payment will be required.

Cancellation

You can cancel a booking free of charge within 7 days of the booking date. Cancellations must be communicated by email.

In case of cancellation up to one month before the start of the rental period, 50% of the rent will be kept by the owner.

Bookings can only be cancelled free of charge in cases of force majeure such as illness. In case of illness, a medical certificate is required to justify your cancellation.

Duration of the contract

The contract is concluded for the declared period. Outside this period, the tenant is not entitled to the holiday home. The house may not be sublet to other people for the rented period under any circumstances.

House capacity

The house is equipped for a maximum of 8 people (7 beds + 1 cot). The number of people occupying the house may not be higher. If you exceed the maximum, you are in violation of fire safety rules. If on arrival it turns out that there are more people than mentioned, the owner can dissolve the contract.

Liability

We are not held responsible to tenants for any physical injury that occurs to you in the house and/or garden, property damage to your belongings/theft of your belongings during the stay.

Use of the house

The newly built house is in excellent condition. Everything must remain in the same state. All furniture/objects present in the house/on the site remain the property of the owner. Due to the quietness of the location, we ask you to respect this tranquility. Parties with loud music are not allowed. Petigny is the ideal place for those who wish to enjoy peace and quiet in beautiful nature. We expect this calm and tranquility for the local inhabitants. No noise is made before 7:00 am or after 10:00 pm.

Cleanliness and Damage

You enter the house in perfect condition, so you have to leave it alone. Damage must be reported to the owner. If something goes wrong on arrival, notify the owner immediately (0499/46 93 63 or 053/62 24 72). If you don't, the landlord can withhold the rent deposit.

Accidents can happen, but immediate repair prevents more serious damage. In the event of negligence or vandalism, the cost of the damage will be charged to the tenant. If a tenant has caused serious damage to the holiday home or causes nuisance, the landlord always reserves the right to terminate the agreement and have the tenants evicted from the holiday home.

Usefulness

The consumption of water, gas and electricity is included in the rent, insofar as it concerns normal consumption. Charging your car is allowed, only at the socket provided for this purpose in the garage (€0.40/kWh).

Electrical appliances

All household appliances such as oven, microwave, fridge with freezer compartment and all other electrical appliances are free for use by the tenant.

We expect them to remain clean after use. For fire safety reasons, the use of deep fryers is not permitted.

Kitchen

The dishwasher should be emptied on departure and all cooking utensils should be put back in the correct place. You must provide your own dishwasher tablets and kitchen towels. Please do not pour grease residue into the sink.

Bed and bath linen

Just like kitchen towels, you must bring your own bath towels and sheets. Duvets (four seasons) and pillows are provided.

Garage

In the spacious garage you can park your bike(s) safely as well as your car. The outdoor toys present can be used freely. Lawn chairs and cushions are also available. In case of rain and when leaving, please return the garden cushions to the designated place in the garage.

Pet

2 dogs are allowed in the living area. To avoid scratches on wooden stairs, your four-legged friend will not be allowed to go upstairs. We also ask that you do not leave dogs sitting. You are expected to leave everything in the same condition and without dog hair. You also check whether your pet's needs in the garden have been met. Provide enough dog poop bags yourself and place them in the black container.

Smoking

Smoking is only allowed outside the holiday home. You should always make sure that all the buttocks are removed.

Sorting of household waste

PMD (blue bag), residual waste (black container) and food waste (in the biobag in the blue bucket) are properly sorted. For cardboard/paper, use the blue box provided in the garage. Glass takes you to the glass bank (instructions in the information booklet). The day after use, take the ashes from the barbecue in the iron bucket provided for this purpose and place them outside, near the garage door.

Final cleaning

On departure, we ask you to leave the house clean (swept clean). Please also check if the terrace and garden are tidy. Everything that was in the garage needs to be put back inside. The windows and doors are closed at the start. The mandatory final cleaning is 55 euros. If excessive cleaning is required, this will be settled by the rent deposit.

Compliance with the rules

Landlords are allowed to terminate any stay in case of non-compliance, without refund of the rent paid. In case of abuse, the landlord can enter their property to establish non-compliance with agreements and/or negligence, without the tenant's consent. The landlord will respect the tenant's privacy.

Law and jurisdiction

Belgian law applies to all lease contracts and the contracts that have arisen from them. All disputes relating to this Agreement, which cannot be mutually resolved, shall be submitted to the competent court.