

Houserules house of the Epicurean

General booking conditions

When you make a reservation, you agree to the rental conditions below. These conditions can only be deviated from if the owner has given prior written permission. The tenant can therefore under no circumstances claim the application of his own conditions.

Reservation and payment

Each reservation is made exclusively via the application form on the website. You hereby accept all rental conditions and house rules. Before a reservation becomes final, 50% of the rental price must be paid within 7 days of the request. The remaining amount of the rental price and the deposit of 300 euros must be transferred 3 weeks before the start of the rental period. If the rental agreement is concluded within one month before the day of commencement, the full rental price and deposit must be paid immediately. In the event of late payment, the landlord is authorized to cancel the reservation.

Rental deposit

The tenant pays a rental deposit of 300 euros. The rental deposit will be transferred together with the remaining amount 3 weeks before the start of the rental period. If there is no damage, the deposit will be refunded by the landlord within 2 weeks after the rental period. If there is damage, the deposit will be (partially) withheld. If the damage exceeds the amount of the deposit, an additional payment will be required.

Cancellation

You can cancel a reservation free of charge within 7 days from the booking date. Cancellations must be communicated by email. In case of cancellation up to 1 month before the start of the rental period, 50% of the rent will be withheld by the landlord.

Reservations can only be canceled free of charge in the event of force majeure such as illness. In the event of illness, a doctor's certificate is required to justify your cancellation.

Expensive contract

The contract is concluded for the stated period. Outside this period, the tenant has no right to the holiday home. The property may under no circumstances be re-rented to other people for the rented period.

House capacity

The house is equipped for a maximum of 8 people (7 beds + 1 baby bed). The number of people occupying the home may not be higher. If you exceed the maximum, you are violating the rules regarding fire safety. If upon arrival it appears that there are more people than stated, the contract can be terminated by the landlord.

Liability

We are not liable to the tenants for physical injuries that happen to you in the house and/or garden/material damage to your belongings/theft of your goods during your stay.

Use home

The new-build home is in excellent condition. Everything must be left in the same condition. All furniture/objects present in the home/on the property remain the property of the landlord.

Because of the quiet location, we ask that you respect this peace. Parties with loud music are not allowed. Petigny is the ideal location for those who want to enjoy the peace and quiet in beautiful nature. We expect this peace and quiet for local residents to be respected. No noise is made before 7:00 am and after 10:00 pm.

Cleanliness and damage

Since we live in Flanders, we are not always present in Petigny. You enter the house in a tidy condition and it must be left that way.

Damage and/or problems must be reported to the landlord. If something is not right upon arrival, please notify the owner immediately

(0499/46 93 63 or 053/62 24 72). If you fail to do this, the owner may withhold the rental deposit. Accidents may occur, but immediate repairs will prevent worse damage. In the event of negligence or destruction, the cost of the damage will be charged to the tenant. If a tenant has caused serious damage to the holiday home or is causing a nuisance, the landlord always reserves the right to terminate the agreement and have the tenants evicted from the holiday home.

Utility

Water and electricity consumption are included in the rental price, insofar as this concerns normal consumption. Charging your car is not allowed. Where you can use a charging station can be found in the information booklet.

Electrical appliances

All household appliances such as oven, microwave, refrigerator with freezer compartment and all other electrical appliances are free to use by the tenant. We expect these to be left clean after use. For fire safety reasons, the use of deep fryers is not permitted.

Kitchen

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

Bed and bath linen

You must bring your own sheets and bath towels. Down blankets (four seasons) and pillows are provided.

Garage/garden

In addition to your car, you can also safely park your bicycle(s) in the spacious garage. The available outdoor toys may be used freely. Also the garden chairs and -

cushions are at your disposal. When it rains and when you leave, please return the garden cushions to the designated place in the storage room.

Charging electric cars

There is 1 socket in the basement for charging your car. There is a maximum charging capacity of 10A. The costs for this (€0.45/kWh) will be settled after the stay via the deposit or will be charged extra.

Pet

2 dogs are allowed in the living area. To avoid scratches on the wooden stairs, your four-legged friend is not allowed on the upper floor. We also ask that the dogs not be left in the seats. 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 cleared up. Provide yourself with sufficient dog poop bags and deposit them in the black container.

Smoking

Smoking is only permitted outside the holiday home. You must always ensure that all butts are removed.

Sorting household waste

PMD (blue bag), residual waste (black container) and food scraps (biobag) are sorted correctly. For cardboard/paper, use the box provided for this purpose in the garage. Glass takes you to the glass globe (directions in the information booklet). The day after use, scoop the barbecue ash into the iron bucket provided and place it outside the garage door.

Final cleaning

Upon departure, we ask you to leave the house tidy (sweep clean). Please also

check whether the terrace and garden are tidy. Everything that was in the garage must be put back inside. Windows and doors are closed upon departure. The mandatory final cleaning is 50 euros. If excessive cleaning work is required, this will be deducted from the rental deposit.

Comply with rules

The owners are authorized to terminate any stay if you do not comply with the rules, without refunding the rental amounts paid. When abuses arise, the owner can enter his property to determine non-compliance with the agreements and/or negligence without the consent of the tenant. The owner will respect the tenant's privacy.

Applicable law and jurisdiction

Belgian law applies to all rental agreements and subsequent agreements made. All disputes relating to this agreement that cannot be resolved mutually will be submitted to the competent court.