

Rental Notes; Villa;La Rocca, 2 Alla Rocca, Gromignana, Bagni di Lucca, Toscana, Italia

Contract, Background and Booking Information

The house was built as a Tuscan hill farmer's house and farm around 1850. As such it does not comply with modern building codes. You can expect the doorways to be low, the stairs narrow and steep and head heights reduced in the upper floors. The rooms are separated with occasional steps, and windows sit at odd, sometimes low positions.

Location;

The house is accessible by car and foot. The local bus stops at the top of the drive.

The drive is a steep single track road, serving the house and a neighbouring farm. The first two thirds are a municipal road, terminating at a picnic table, in the wood. From there, south, a concrete road leads down to the house. This drive is steep, partly wooded and unlit; drive and walk with care in both day and night.

Terrain;

The landscape around the house is rough and rugged. Landscaped areas around the house have been fenced, but care must be taken in circulation around the property, use good strong walking footwear. The property is not suitable for those with any difficulties walking. In winter a small river flows at the bottom of the meadow which is not fenced off.

Wildlife;

Wild animals including snakes, boar, small scorpions and mosquitoes are common in the area. Enclosed footwear should be used off road. Bites and stings should be seen immediately by a qualified doctor.

The House;

Although bars and rails have been installed, care must be taken in the use of the house, particularly with child safety. (Stair gates are available).

Particular areas of danger are; the open sitting area fire, the wood-burning stove will become very hot. Always use the fire guard and keep children at a distance.

The Pool;

Isolated from the rest of the landscape, but not inaccessible to the determined, care must be taken with children wandering unsupervised. The pool is purified by a saline system rather than direct chlorine and is maintained by a local contractor.

Water;

The water is taken from the local main and controlled from a valve at the top of the outside steps. Water supply in the hot dry summer months may be interrupted or low pressure from time to time.

Others crossing the site;

From time to time locals and tourists will use the rights of way across the land. The east boundary path is part of the local forest footpath network. The owners reserve the right to access the property for maintenance and supply, and will inform you with reasonable notice.

Wood

There is rough wood for the BBQ and open fire in the wood shed. Do not use saws/axes to recut or cut new.

Liability

We do not accept any liability for injury to you the hirer, your party, visitors of any third party except that caused by our negligence. Further we do not accept any responsibility for loss or damage to your, your party's, visitor's or any third party's baggage, belongings or vehicles. You should ensure that you have adequate holiday insurance to cover your stay. We cannot accept responsibility for the effects of inclement or adverse weather conditions, landslip or trees falling etc or mechanical breakdown, however we will endeavour to have problems attended to within the shortest possible time.

Payment Terms

A Non Returnable Deposit of £250.00 per week is payable on booking to be deducted from the rental. The balance of the rental amount must be paid in full 60 days prior to arrival or the reservation (and deposit) is lost.

Security deposit

A security/damage deposit of £250.00 must be paid when the balance of the rental is paid and will be returned as soon as possible after the departure date, less any reasonable deductions for damage or breakage repair and replacement costs. Any such costs will be immediately notified to you. You will not be responsible for fair wear and tear.

Cancellation

If you cancel the reservation within 30 days of arrival we shall be entitled to retain 50% of the rental including the deposit.

If you cancel the reservation after you have paid the balance of the rental but more than 30 days from arrival we shall be entitled to retain 25% of the rental including the deposit.

Please do not hesitate to contact us, we will endeavour to help you with any enquiry or additional information.

Return completed booking form and deposit, either direct money transfer or cheque to:

Cecile Paul, 1 Forres Street, Edinburgh, United Kingdom, EH3 6BJ
RBS 36 St Andrew Square Edinburgh, Sort Code 83 06 08 Account Number 00782478,
IBAN: GB27RBOS8360800782478 IBANBIC RBOSGB2L

Date of Arrival	
Date of Departure	
Name of Renter	
Address of Renter	
Telephone (home)	
Telephone (mobile)	
Email	
Name of Guest 1	
Name of Guest 2	
Name of Guest 3	
Name of Guest 4	
Name of Guest 5	
Name of Guest 6	
Requests?	

On receipt of your final payment we will forward details of the key arrangements. Please use the contact facility on the web site for any other enquiries.

Arrival after 4.00pm allows time for the change over.

Signature for the Renter agreeing to the above.

_____ date_____