

Booking Arrangements

1. A non-returnable booking deposit of 25% of the rental price is payable when booking.
2. Quickest way for you to secure your booking is to phone us to check availability & give us credit or debit card details at the same time. We can ring you back almost immediately to confirm your booking, subject only to our receiving your booking form in due course.
3. Or if you prefer, e-mail us to check availability and then if you wish to book, telephone or fax us (don't e-mail !!) with your credit or debit card details.
4. But if you would prefer to pay on-line yourself by credit or debit card we will send you an invoice by e-mail for you to pay the booking deposit yourself via WorldPay.
5. A booking form is available for printing off from the web site, or from us by fax or e-mail.
6. Please return it to us by post, including the WorldPay Transaction ID number that you will have received when making your credit or debit card payment of the 25% booking deposit
7. We aim to confirm your booking in writing within 7 days of receipt of the booking form, together with detailed information on how to get to us, and other practical information
8. Remaining payment is due 8 weeks before the start of the holiday, + a £100 (€145) per booking breakages/excess cleaning deposit (« dépôt de garantie » under French law), which will be returned within 7 days after the end of your holiday. We simply collect the deposit from your card & then repay it. Repeat guests do not need to pay this deposit.
9. Upon receipt of those payments, we will send you final confirmation in writing
10. If we haven't received the full monies due 8 weeks before, we reserve the right to cancel the booking, let the studio to someone else & retain your booking deposit.
11. If you cancel your booking, then the following charges will apply :

Period before	Cancellation charge		Total charge
more than 8 weeks	Booking deposit (25% rental)		25% rental
4 - 8 weeks	Booking deposit (25% rental)	+ 50% rental	75% rental
less than 4 weeks	Booking deposit (25% rental)	+ 75% rental	100% rental

Comfort Guidelines

We want you to have a great holiday, treating the gite and grounds as if they were your home, and to be able to relax and feel comfortable. So ... just a few "Comfort Guidelines" :

- children can be wonderful, but the gite is not suitable for children under 13.
- pets : the gite is only suitable for 1 small & friendly dog - partly because we have our own small dog ("Keanu", a small Daschund puppy)
- smoking : in the interests of other guests, please do not smoke in the gite or on terrace
- & finally ... please only book the gite if you feel comfortable with the idea of hiring a gite from 2 gay men & please don't expect us to be your professional relocators or advisors on running a successful gite business ! Everyone needs to do it for themselves !

That's it ! If we can help with any further information, please don't hesitate to contact us :

Martin Roberts & Chris Stevens,
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17150 SEMOUSSAC
France

Tel/Telecopie/Fax :
Email:
Web site :

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info@martinetchris.net
www.martinetchris.net

Feel free to take this with you !

La Vieille Grange

the space and pace to get your life back !!!



The best of both worlds :

- ◆ a quality conversion of an old wine producing barn in SW France : Charente Maritime bordering Gironde
- ◆ offering privacy, relaxation, views, an acre of garden and an 11x5 metre swimming pool (May-Oct)
- ◆ with stunning all-weather & all-year garden room/terrace
- ◆ at a value-for-money price, with special rates for couples
- ◆ in countryside surrounded by vineyards and sunflowers
- ◆ but just 10mins to estuary marinas & 30mins to nice beach
- ◆ with lots of lovely local places to visit
- ◆ easy access to the life of Bordeaux, La Rochelle or even onwards to Biarritz and Spain, incl Barcelona & Sitges
- ◆ flights from 15 airports UK/Ireland/Netherlands/Belgium

The Gite

Pictures of the gite and grounds are on the cover (clockwise from top left) : front of gite, rear of gite, view from gite terrace, view from main bedroom & view of pool and top of garden. Although the gite is attached to the owners' house, it is completely self contained, and the terrace is divided to provide privacy.

Renovated in 2002 and updated every year since, the gite accommodates 2-4 people and consists of :

On ground floor :

- kitchen/dining room : fully equipped incl full sized oven & ceramic hob, breakfast bar, dishwasher, washing machine, microwave, fridge/freezer, telephone and dining table/chairs
- living room : with Godin log burner, TV (with UK satellite channels), DVD player, CD/radio/cassette player, and sofa and easy chair
- bathroom : bath with wall mounted shower attachment & separate WC
- entrance hall, with spiral staircase up to :



main bedroom

On 1st floor, in the converted grenier/loft, 2 large bedrooms (each approx 6mx3m/18ftx9ft into the eaves—although with some low beams) :

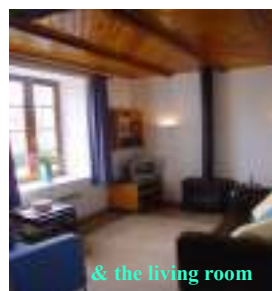
- main double bedroom for 2 , with French windows with sofa & views across countryside towards the estuary (and the sunsets !)
- mezzanine double bedroom for additional 2 people, leading to main bedroom

and outside :

- your own large (28m²) garden room/terrace (divided from owners'), with teak steamer-style chairs & dining table/chairs, log burner & gas radiator (should you need it !)
- lots of teak and other garden furniture
- BBQ and 2 bikes
- use of 11mx5m swimming pool - May to October incl.



kitchen/dining room



& the living room

- use of garden - approx 1 acre - incl boules pit & 2nd BBQ/picnic area
- with pool and garden shared only with the owners and from time to time their guests - yours is the only gite !

We're ashamed to say that some of the internal doors, even on the ground floor, are too narrow for wheelchairs to get through. Otherwise, the ground floor facilities are quite accessible for people with mobility difficulties.

Availability

The gite is available April—October. Plenty of heating has been provided for cooler spells with log burners in the ground floor living room and in the garden room, plus electric radiators and convectors if needed.

Changeover day is Saturday (June-September) with the gite available from 14.00 (plenty of time to relax for the rest of the afternoon !). We ask you to vacate the gite by 10.00 on your last day.

Booking by the day (for long weekends etc) is available April, May & October, with mid-week changeovers if wanted, with a minimum 4 night stay. A 10% discount is available on bookings of 3 weeks (maximum booking period)



Prices include :

- ◆ bed linen (duvet & sheet) & bath, hand & tea towels (please bring pool/beach towels !)
- ◆ linen replacement every Saturday
- ◆ all electricity & logs & one bottle of gas for garden room gas radiator

You will arrive to find our **complimentary "Welcome Pack"**, including a bottle of wine (for you to celebrate the start of your holiday !) and provisions for an evening snack and morning breakfast. (Pack includes : bottle of wine, olives, bread, croissants, milk, cheese, orange juice, tea, coffee, sugar, margarine, pasta & pesto sauce)



Maps/Leaflets/Books

To find out more about the area, or to plan your holiday, there is plenty of information around. Our web site contains loads of links to tourist board web sites. Here are some of the best paper based sources :

- ◆ The Rough Guide to France , published by Rough Guides (ISBN 1-85828-415-5)
- ◆ Eyewitness Travel Guides : France, published by Dorling Kindersley (ISBN 0-7513-0037-3)
- ◆ Michelin Green Guide to the Atlantic Coast (ISBN 2-06-138002-6)
- ◆ Wonderful Charente-Maritime by Christian Gensbeitel & Marylise Ortiz, published by Editions Ouest-France (ISBN 2.7373.0731.7)

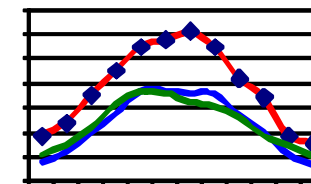
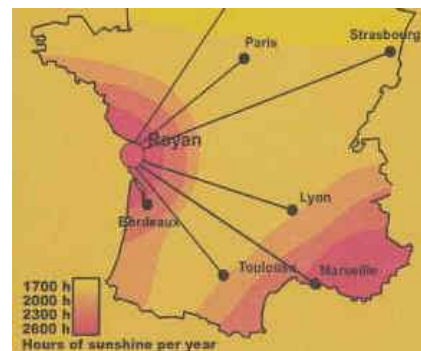
Us

We're Martin & Chris. We bought the house in France in 1997, at a time when we were beginning to think there must be more to life than work and money (for those fortunate to have them !) Martin was a child protection social worker, Chris a health service manager & after 19 years together moving around chasing jobs around the UK, we decided we wanted to have some control over when and how we were to "escape the rat race". The right time came in early 2001 when we both left our jobs & moved out to France - to rediscover (we hoped) the things in life that really matter. We're pleased to report : yes, there IS more to life than money and high stress jobs !!!



The Weather

The Charente Maritime enjoys the second sunniest weather in France, with it's own "micro-climate", bettered only by the Cote d'Azur. (Temperatures on page 5)



The Travel Options

- ◆ **by air : from UK** many airlines fly from many different UK airports direct to either Bordeaux, La Rochelle or Poitiers (then pick up a hire car). **France** : direct flights from Clermont-Ferrand. **Elsewhere in France/Europe** : there are many connecting flights.
- ◆ **by rail : from UK** by Eurostar/TGV London to Paris, then to La Rochelle, Angouleme or Bordeaux. **Elsewhere in France/Europe** : extensive rail networks link with TGVs to La Rochelle, Angouleme or Bordeaux.
- **by ferry and road : from UK** the shortest way by car from UK is to use a UK to St.Malo ferry route. Both Brittany Ferries and Condor operate such routes. Brittany Ferries operate crossings from Portsmouth to St.Malo. La Vieille Grange is about 4 hrs (+stops).
The other good route is Brittany Ferries Portsmouth to Caen : it's a quicker crossing, but it is an extra hour's drive at the other end. They also operate Plymouth-St.Malo from November-March. Condor operate high speed services from Poole and Weymouth to St. Malo. High speed services also operate from Portsmouth to Caen (P&O).
- **by tunnel and road : from UK** the easiest route in many ways (but a bit longer) is to use the Channel tunnel Folkestone to Calais, from where it is an 8 hours drive (incl stops) to La Vieille Grange. We can recommend a hotel in Calais for an overnight stop !

From Ireland, Brittany Ferries go from Cork to Roscoff (March - October) & Irish Ferries go from Rosslare to Cherbourg (all year) and Roscoff (May - September).

Elsewhere in France/Europe : La Vieille Grange is just 10 mins from the main A10 autoroute from Paris to Bordeaux.