

We are pleased to welcome you to our holiday home **Brabantl7** in Poperinge.

General information:

The living space, kitchen and all bedrooms can be completely darkened by means of shutters or velux blackout curtains.

There are 3 bedrooms :

- 1 bedroom on the ground floor (1 double bed 180 x 200 cm).
- 1 bedroom on the 1st floor (1 double bed 180 x 200 cm and 1 single bed 90 x 200 cm).
- 1 bedroom on the 1st floor (1 double bed 180 x 200 cm)

The beds are made upon your arrival.

What is available in the holiday home:

Kitchen:

stainless steel sink with 2 basins & kitchen tap (incl. washing-up liquid, all-purpose cleaner, scouring liquid, scouring pad), dishwasher (incl. dishwasher tablets), large fridge with freezer compartment, hob, cooker hood, oven, microwave, coffee machine (incl. coffee and coffee filters), tea, crockery & cutlery of all kinds, kettle, toaster, blender, kitchen towels, dishcloths, kitchen paper, aluminium foil, baking paper, cling film, pepper & salt, bin liners, PMD bags and paper bags for organic waste.

Bathroom/ separate toilet on the groundfloor

Bathroom with toilet on the 1st floor.

shampoo, shower gel, foam bath, hairdryer, toilet paper, hand soap. Please provide your own bath linen please.

Storage :

iron, PMD bags, rubbish bag for residual waste, plastic box for paper & cardboard, plastic box for glass/broken glass.

Basement :

ironing board.

In the cellar, food can be kept at a cool temperature.

Bedrooms :

made beds, extra duvets and extra pillows (in the closets).

Veranda :

Large table with chairs, two loungers, a recliner, toy cupboard.

Garden house :

Garden table (can be rolled out by laying on side), garden chairs, portable barbecue.

On request :

made-up cot, high chair, changing mat and toys.

Arrival & departure time :

- On the day of arrival the accommodation is available from 4pm.
- The departure time on the day of departure is 10am. It can be later by mutual agreement.

Day of departure :

- The holiday home is tidy and broom clean.
- Do not mop, cleaning is included in the price.
- Do not clean the wood stove, cleaning is included in the price.
- The dishwasher is empty.
- The garden table and garden chairs are placed back in the garden house.
- Barbecue cleaning. Cold ashes can be deposited in a iron bucket. The grid and barbecue are completely cleaned. Place barbecue in cold condition and without ashes back in the garden house.
- Bed linen does not have to be removed from the beds.
- The heating is switched off before departure.
- All doors and windows are closed.
- The keys are deposited in the letterbox (near the front door).
- As soon as you have left : please text : +32 476 28 45 77.

Waste sorting :

- Residual waste : in pedal bin in kitchen. Can be emptied in the large grey container under the shed outside. New white bin bags can be found in kitchen (cupboard under sink).
- Fruit and vegetable waste : paper bags in small green box in cupboard under sink.
Can be emptied daily in the green container under the shed outside.
New paper bags can be found in the kitchen (cupboard under sink).
- PMD (plastic, metal and drink containers) : in pedal bin in kitchen.
New blue bags can be found in the kitchen (cupboard under sink).
- Paper & cardboard : in plastic box 'paper & cardboard' in the storeroom.
- Glass & broken glass : in plastic box 'glass' in the storeroom.

Conditions :

We consider it important to make good arrangements with our guests. We are convinced that they contribute to the open and pleasant atmosphere of our house.

The holiday home is non-smoking.

Pets are not allowed.

Parties, bachelor parties or similar events are not allowed. Fireworks outside and the use of confetti inside are not allowed.

Moving or splitting beds, moving sound or television equipment or taking any inventory outside - except of course for your meal outside - is not allowed.

The landlord has the right to check and inspect the holiday home during the rental period.

Depending on the time of your arrival, we will welcome you in the holiday home or you will find the key in the key safe. In any case, we will come by the day of your arrival for a tour & information.

Damage :

If you discover any damage or deficiency upon arrival at the property or if any damage or deficiency occurs during your stay, please notify us as soon as possible. Any actions can then be taken immediately to minimise the consequences, any consequential damage and inconvenience.

Payment :

Cost : depending on the rental period (see website).

Not included : bath towels (to be brought by yourself), energy costs and tourist tax.

After you have reserved the house, we ask you to pay a deposit of 30% of the rental amount within the week following the reservation.

Account number: BE87 7380 2686 6594 BIC code: KREDBEBB (account holder: Mareco Eddy).

Only once this payment has been made the reservation will be final.

Payment of the deposit implies that you agree to all the conditions of this document.

The remaining amount will be paid 3 weeks before the rental date, together with a refundable deposit of EUR 350. The deposit will be refunded in full within the week following the stay (if no damage has been reported or noted) with deduction of the energy costs incurred (a photo will be forwarded with start and end readings of the meters) and tourist tax (EUR 1.80 per person per night).

Energy cost : fuel oil (EUR 1.3/litre), city water (EUR 8.6/m³), electricity (EUR 0.54/kWh), firewood (EUR 0.24/kg).

Cancellation :

Cancellation is possible up to four weeks before the rental date.

Landlord liability :

The landlord cannot be held liable for theft, accidents or damage caused during the stay.

In the event of cancellation due to force majeure, the lessor may cancel the agreement without compensation (the amount already paid will be refunded in full).

In case of disputes, only the courts of the judicial district of Ypres are competent, and only Belgian law is applicabl.