

Mas Catalane — General Terms and Conditions

Applicable to any booking of the Mas Catalane villa, Résidence Les Jardins de Neptune, Saint-Cyprien-Plage.

Non-binding translation — the French version (“Conditions générales de vente”) is the sole authoritative version in the event of any discrepancy.

1. Term of the agreement

The rental is granted for the duration specified in the specific terms of the rental agreement.

2. Rent, charges and security deposit

The amount of the rent, charges and security deposit are set out in the “Rent/charges” section of the rental agreement. A deposit to secure the booking will be requested in advance. The security deposit, in full or in part, will be released automatically if no deduction is required, on the day the check-out inventory is drawn up, when the keys are returned at the end of the stay, and based on the condition of the property.

3. Obligations of the landlord

The landlord is required to:

- hand over the property in good, functional condition, along with the equipment listed in the agreement in good working order;
- guarantee the tenant peaceful enjoyment of the property and protection against defects that would prevent such enjoyment;
- maintain the premises fit for the use intended under the agreement, carrying out any repairs beyond routine tenant maintenance.

4. Obligations of the tenant

The tenant is required to:

- pay for the rental on the agreed terms;
- make peaceful use of the rented premises in keeping with their intended purpose;
- be liable for any damage or loss occurring during the rental period in the areas under their exclusive use, unless they can show it resulted from force majeure, the landlord's fault, or the act of a third party;
- not alter the rented premises or equipment;
- hold adequate insurance against rental risks, including fire, explosion, and water damage.

Proof of “holiday liability” insurance (responsabilité civile villégiature) will be requested and must be provided at the time of booking.

5. Booking deposit

The booking deposit is non-refundable in the event of cancellation, except during a lockdown period, in cases of force majeure, and upon presentation of supporting documentation.

6. Termination clause

It is expressly agreed that, in the event of non-payment by the agreed date of all or part of the rent or the security deposit charges, this rental agreement will be automatically terminated.