

The Hideaway,  
Villa Conti 20,  
Amandola, 63857,  
Fermo,  
Le Marche,  
Italy.

## Terms and Conditions of Your Rental

### Booking, Payment and Cancellations

After your provisional booking by email, letter or telephone, we ask for a deposit of 25% of the total cost of your stay to be paid as soon as possible (within 7 days of your initial enquiry).

This confirms your reservation and we will remove your holiday dates straight away from our 'instant booking' website facility.

As soon as your deposit has been received we will also send you clear and easy to follow instructions for driving to The Hideaway.

If we do not receive your deposit within the specified period, (unless extreme circumstances) we will consider the property available for re-letting. We will inform you first of any decision.

Payment of your deposit will be taken as your acceptance of these terms and conditions and will constitute a contract between yourself and Mark and Sarah of The Hideaway.

Your full balance is due 8 weeks prior to your arrival at The Hideaway. For bookings less than 8 weeks before your arrival, the full amount will be required on booking.

Your deposit counts as a non-returnable cancellation charge should you have to cancel your booking before your arrival date.

However, if we re-let your rooms at full price, your deposit/ full payment, will be refunded. If we re-let at a reduced price, you will be accountable for the difference. You may be able to recover all or some of these costs from your holiday insurance.

### Cancellation Refunds

Up to 8 weeks notice - No cancellation charge other than your deposit. 6 - 8 weeks notice - 50% of total rate refunded. 4 - 6 weeks notice - 25% of total rate refunded. Less than 4 weeks - no refund.

Any bank charges on refunds will be at your expense. Once your deposit has been paid, the terms and conditions apply as set out below.

### Prices

All prices are inclusive of heating, electricity, hot water and final cleaning.

All prices are exclusive of any national and international telephone calls and extra services such as baby sitters, airport transfers, guided tours and basic shopping on arrival.

### Pets

Please advise us if you wish to bring your pet. Whilst we love animals we would appreciate it if you provided a bed for your pet and did not allow it to sleep on any of our furniture. Pets must not be left unattended at any time in the apartments or bedrooms.

#### Smoking

Please note that whilst we provide ashtrays, smoking is only permitted outside the apartment.

#### Arrival and Departure Times

Please arrive at The Hideaway after 4.00 pm on the first day of your holiday. If you anticipate an earlier arrival, please let us know and we will do our very best to accommodate your needs.

We would also be grateful if you could advise us if you expect to be arriving after 11.00pm at night.

In order to give us maximum time to prepare the apartment in between lets to our high standards, we ask you to vacate The Hideaway by 10.00 am on the day of your departure.

As our turn around time is tight, we would appreciate it if you exercise the courtesy of leaving the premises clean and in good order on your departure. On your arrival you will be provided with towels, tea towels, pool towels and bed linen. In the case of stays over one week, these will be changed on a weekly basis.

#### Liability

The owners, Mark & Sarah, or their insurers shall not be liable for any loss, damage or injury suffered by the guest(s) while on or in any way connected with the property, so please take out holiday insurance.

No liability will be accepted for any loss, damage, expense, injury or inconvenience by reason of any defects in the structure of the property, plumbing, electrical systems, gas, water or failures in the supply of utilities.

For any loss or damage to the property or fixtures/fittings, the cost of repair or replacement will be paid to Mark and Sarah.

You are responsible for seeing that the holiday villa is maintained and left in the same state of cleanliness and repair as found and shall report any damage, breakage or loss to Mark or Sarah as soon as is reasonably possible and in any event on the termination of the letting.

The cost of repair or replacement or any loss or damage to the property or fixtures/fittings, will be paid to Mark and Sarah at the end of your stay.

We strongly recommend that you take out travel insurance to provide personal and public liability protection.

The safety and welfare of children is the sole responsibility of their parent or guardian, please take care when exploring the garden.

The accommodation is only for the use of the persons specified during the booking process and is restricted to the maximum number guests.

#### Other Facts

Upon your arrival we will request a passport or identity card.

#### Keys

On your arrival you will be given a set of keys for you apartment and you must

return the keys to Mark or Sarah on departure.

About The Hideaway.

The Hideaway is a detached 17th Century farmhouse in peaceful grounds and is fully equipped for a self-catering holiday. There are three apartments, Valley View sleeps a maximum of 6 guests, Garden View sleeps a maximum of 4 guests and The Stables sleeps a maximum of 2 guests.

The apartments are non-smoking inside but guests may smoke outside. Valley View Apartment 1 Floor area: 70 square meters. Loggia: with dining area Living Room: double sofa bed, armchair, TV, DVD player, CD player and selection of CD's, book case and selection of books, coffee table, games trunk, bureau and stationary, digibox.

Kitchen: Fully fitted including oven and grill, 4 ring gas stove, ,fridge, microwave, freezer, coffee maker, ,electric iron, ironing board, good supply of utensils, pans, crockery, glassware and cutlery.

Dining Area: Dining area with seating for 4 people, child's high chair (if required), fire extinguisher.

Bedrooms: All bedrooms have luxury bedding, wardrobe, bedside table, wooden shutters & beamed ceilings.

Bedroom 1 - 1 Double Bed, 1 Cot (if required), dressing gowns, coded safe, chairs, hairdryer.

Bedroom 2 - 1 Single Bed, 1 Single Sofa Bed.

Bathroom - Toilet, wash basin, ,shower, mirror, electricity socket.

Outside: Parking, shared landscaped gardens with lawns, rockeries, shrubs etc, loggia, small terrace with garden furniture, barbecue, shared swimming pool with shower, gazebos for dining al fresco, garden games, table tennis, garden chairs, umbrellas and deck chairs.

Garden View Apartment 2

Floor area: 65 square meters.

Terrace: with outside dining area, garden furniture and sun shade.

Living Room: sofa, armchair, TV, DVD player, CD player and selection of CD's, book case and selection of books, coffee table, games, digibox.

Kitchenette with Dining Area: Fitted with 4 ring gas stove, fridge with small freezer compartment, microwave with convection oven, coffee maker, electric iron, ironing board, good supply of utensils, pans, crockery, glassware and cutlery, dining area with table and seating for 4 people, child's high chair (if required), fire extinguisher.

Bedrooms: All bedrooms are en-suite and have luxury bedding, wardrobe, bedside table, wooden shutters & beamed ceilings.

Bedroom 1 - 1 Double Bed, 1 Cot (if required), coded safe, chairs, hairdryer. 1

Bathroom - Toilet, bidet, wash basin, shower, mirror, electricity socket.

Bedroom 2 - 2 Single Beds, small fridge, 1 Bathroom - Toilet, bidet, wash basin, bath & shower, mirror, electricity socket.

Outside: Parking, shared landscaped gardens with lawns, rockeries, shrubs etc, terrace with garden furniture, barbecue, shared swimming pool (May to September, weather permitting) with shower, gazebos for dining, garden games, table tennis, garden chairs, umbrellas and deck chairs.

The Stables Apartment 3 Floor area: 50 square meters. Terrace: with outside dining area, garden furniture and sun shade.

Kitchenette with Dining Area: fitted with microwave oven with convection oven, 4 ring gas stove, fridge, coffee maker, electric iron, ironing board, good supply of utensils,

pans, crockery, glassware and cutlery, dining area with table and seating for 4 people, child's high chair (if required), fire extinguisher, TV, DVD player, CD player and selection of CD's, book case and selection of books, coffee table, games, digibox.

Bedroom: The bedroom is en-suite and has luxury bedding, wardrobe, bedside tables, wooden shutters, fly screens & beamed ceilings, 1 Double Bed, 1 Cot (if required), coded safe, chairs, hairdryer.

Bathroom - Toilet, bidet, wash basin, shower, mirror, electricity socket.

Outside: Parking, shared landscaped gardens with lawns, rockeries, shrubs etc, terrace with garden furniture, barbecue, shared swimming pool (May to September weather permitting) with shower, gazebos for dining, garden games, table tennis, garden chairs, umbrellas and deck chairs.