

## ***La Maison Du Soleil, Chantemerle, Serre Chevalier***

- \* 2 apartments for rent summer and winter
- \* 2 apartments of high quality - no smoking
- \* Situated in the old village with a beautiful view
- \* Less than 2 minute's walk to the main lift system
- \* More than 300 days with sunshine a year
- \* Direct to 250 km slopes (77 lifts)
- \* Excellent snow coverage - 350 snow cannons
- \* Super off-pist
- \* Lots of summer activities

**Serre Chevalier** is one of the largest ski resorts in France and Europe. Serre Chevalier covers 250 kilometers of pistes, at altitudes of between 1200 and 2830 meters, for everyone from beginners to expert skiers! Serre Chevalier, in the French Alps, is a long south-facing valley between the Col du Lautaret and Briançon with several villages and hamlets dotted along the way, ranging from the ultra modern to the most traditional.

The ski area in Briançon, Chantemerle, Villeneuve and Monetier have merged into one large, varied ski resort, which - when it comes to challenging quality - compares fine with the largest in France. The ski resort comprises more than 250 kilometers slopes (100 slopes) and 77 skilifts. A third of the entire ski area is covered by a network of snow cannons. The access to other ski resorts is very easy. If you would like to try something else, you can for example reach La Grave (the best off-piste area in Europe) - Alpe d'Huez (Glacier skiing) and Italy (helicopter skiing) in about half an hour.

The area of Serre Chevalier, which for many years the French guests have kept for themselves. The ideal WINTER and SUMMER HOLIDAY for the family! The area holds many activities in the **summer** too. People hike in the mountains, go cycling or rafting, play tennis, swim in the town swimming pools or in one of the many glacial lakes, go sailing, etc. You can also engage in activities such as glacier and water skiing as well as golf nearby.

### ***The Danish word: SOLogSNE means SUNandSNOW***

**SUN** - this is one of the areas in France with the most sun (always more than 300 days of sunshine per year!).

**SNOW** - there is plenty of snow from late November until late April. The north-facing slopes down towards the town cause a longer season than in many other areas.

In our opinion this is the ideal place for a family holiday, both in summer and winter!

**The Apartments** – are located in Chantemerle, Serre Chevalier.

All apartments are in good condition and include double and single beds – (all beds are in solid Danish quality) real duvets (which we have missed during our many trips to The Alps).

The apartments all have a fine kitchen with a Danish designed dinner set, hotplates, oven, refrigerator, and dishwasher etc. We have installed a washing machine and a dryer in the bathrooms.

Nice furniture, access to internet/WiFi, Sonos music and TV.

No smoking all over the house.

From each apartment there is a direct view of the surroundings mountains and the slope that leads down to the town. Furthermore, parking can be made in the underground parking area belonging to the house.

We feel that on vacation, an apartment should be more than a place to sleep. It must be cozy, and the appliances must work accordingly, especially if you bring children with you. We hope you agree and believe that our apartments will exceed your expectations.

We have had many lovely vacations in France, Switzerland, Italy, and Austria. In Serre Chevalier there is a little bit of it all. Austrian prices – Swiss efficiency- French ski terrain and comfort with an opportunity for antipasti and helicopter skiing in Italy.

The place is not crowded by tourists. The slopes are very diverse and there is plenty of French restaurants in a beautiful town with many old houses built in stone and many nationalities and cultures. The caretaker Thibaut handles most practical tasks in connection with the house, the cleaning, accommodations, etc.

On our homepage ([www.SOLogSNE.com](http://www.SOLogSNE.com)) you can read more about the resort (links), the apartments, prices and booking.

### ***TERMS OF LEASE/contract***

#### *Address*

The address of the apartments (3/4 and 5) is 223 Rue du Centre , St. Chaffrey (Chantemerle). The village is situated about 4 km from Briançon .

#### *Blankets, water, power etc.*

Each apartment contains duvets and pillows. Bed linen, towels, and tea towels can be rented by contacting the property manager Thibaut or brought along by the tenant. Children accessories are available through Thibaut. The tap water is drinkable (superb!) and there is plenty of hot water. The apartments fuse box is located in the electricity box next to the front door. Supply of water and electricity are included in the rental price.

Please notice: the tenants can regulate the radiator in the apartment, but not the underfloor heating.

#### *Reservation and Payment*

To reserve the apartment, we require a deposit of 30% of the rental price to be paid within 8 days of the date of reservation and this contract signed and returned to us (see below). The tenant will then receive a written confirmation of the reservation. The 70% balance of the rental price must be paid at least 8 weeks prior to the commencement of the rental period.

Please pay the mandatory cleaning costs (euro 100) and the cost if you want to rent bedlinen etc directly to Thibaut.

#### *Arrival and Departure*

We forward you the keys in beforehand. Access to the apartment is Saturday at 16.00 and departure on the following Saturday is before 10.00 am. Please check the apartment inventory on arrival and inform Thibaut of any missing or broken items.

The apartments must be left in a decent state with no dirty dishes. All rubbish must be removed prior to departure. Thibaut will check the apartments condition and inventory and, in the event of mess and/or damage, we reserve the right to charge an additional fee.

#### *House Rules & Information*

Each apartment can be used for a maximum of 8 persons You are welcome to park your car in the property underground car park if any space.

Skis and boots must not be stored in the apartment but placed in the heated and locked ski room by the staircase (or by special arrangement closer to the lifts at the Ski Shop).

Rubbish must not be left on staircases etc. but dropped in the container on the street. Cotton wool and sanitary towels should not be flushed down the toilet.

Noisy, disruptive behavior and smoking is not allowed, and we reserve the right to terminate the stay at any time, if the tenant or any member the tenants party behaves in a threatening or excessively loud way. No refund will be available in this instance.

Severe damage to the property that cause problems to the landlord or other tenants will also result in termination of the stay and no refund.

Pets may only be brought subject to prior consultation with Hans Frederik Carøe.

There is excellent cell phone coverage in the resort.

Please refer to House Rules – below.

#### *Damages and Complaints*

The tenant is responsible for all damages to the premises and its contents during the stay. Damages should be reported to Hans Frederik Carøe or Thibaut as soon as possible.

Every effort has been made to make the apartments as comfortable and as cozy as possible. If you have any complaints or good ideas during your stay, please contact Hans Frederik who will do whatever is reasonably necessary to satisfy your concerns.

#### *Contact Details*

Thibaut can be contacted on +33 (0) 776690825 (or by e-mail : [thibaut77@gmail.com](mailto:thibaut77@gmail.com)) and the owner can be contacted on +45 40734306 (or by e-mail : [hf.caroe@gmail.com](mailto:hf.caroe@gmail.com))

*Suggestions*

We want you to enjoy your stay with us and hopefully see you return to the wonderful Serre Chevalier ski resort.

We welcome any suggestions and feedback that you have in order to make our guests holidays with us even more enjoyable.

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Please confirm that you understand and agree with the above terms by signing overleaf.

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**Tenant Agreement**

I want to rent an apartment for the period

/ until / and I agree that I will abide by the terms listed above.

/ - 2023

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_.

Number of guests staying: \_\_\_\_\_ adults \_\_\_\_\_ children

Home address:

Mobile number:

Email address:

I want to rent bed linen for \_\_\_\_\_ persons (price: 16 euro per person)

I want to rent towels and tea towels for \_\_\_\_\_ persons (price: 5 euro per person)

Please forward or mail the contract to:

Christiansgave 33  
DK-2960 Rungsted Kyst  
Denmark

hf.caroe@gmail.com

## **Rules of order for La Maison du Soleil, Chantemerle.**

### **In general:**

The purpose of the rules of order is, in particular, to ensure that the property's residents have a " comfortable daily life", with respect for each other.

The residents are obliged to take each other into account in everyday life, including contributing to peace and order.

### **Parking and traffic:**

Each apartment has a parking space in the underground car park. The signage must be respected.

It is not permitted - without separate permission from the owners - to carry out long-term parking - parking of trailers or the like, or to carry out storage of materials, goods etc. in the property's common parking or outdoor areas. It is not permitted to charge any kind of electric cars on the premises.

When parking, consideration must be given to providing space for other guests to park. Car engines, etc. must not be left on for more than 3 min. in the property's parking area. Snow chains must not be installed and used in the parking space.

### **Tidiness in common areas:**

Common areas are kept tidy at all times, i.e. ski equipment, laundry, food, bottles, bicycles, garbage bags etc. are not to be stored on the terrace, in the vestibule, in the parking areas, on the stairwell and in the dining/bar room.

The terrace, the dining/bar room and the workshop by the parking area must be left in a tidy condition after use. Parasols and sunbeds must be placed inside every evening and when the weather is bad. It is not permitted to set up a swimming pool in the common areas.

The technical room and the workshop must be locked. Only the owners and caretaker have access here.

### **Cleaning:**

Snow removal and maintenance of access roads and parking areas are the responsibility of all residents (not guests).

All residents must contribute to keeping the in- and outside areas clean.

Renovation waste and food products etc. must not be left in common areas, including in the stairwell and vestibule. Residents must themselves arrange for the removal of waste, packaging, pallets, etc.

### **Pets:**

Pets may not be kept without separate permission.

### **Ski equipment etc.:**

Skis, snowboards, ski boots, bicycles and the like must not be stored in stairwell, vestibule, apartments and on balconies, but must be stored in the specially designed ski room and the cupboard for ski boots.

### **Noise:**

Residents must not engage in noisy behavior including playing loud music to the detriment of the house's residents and surrounding neighbors.

It is recommended that the property be quiet after 10:00 p.m.

### **Outdoor walls and masonry:**

It is not permitted to hang signs, posters, etc. in the common areas both indoors and outdoors.

**In conclusion:**

In the event of problems with compliance with the above, contact the caretaker (Mr. Thibaut Reguis, +33 7 76690825) or administrator without delay.

22/11/2023

23/11/2023