

TOURIST FURNISHED RENTAL AGREEMENT (*adhesion contract – 2 pages*)

Between the undersigned:

The lessor

Monsieur Yvon Floch
7 rue des tilleuls
29410 GUICLAN

Téléphone : +33 6 88 88 92 14

Email : la.maison.de.mogueriec@gmail.com

The tenant

Name and surname:

Date of birth:

Nationality:

Address:

Phone:

Email:

The Lessor rents to the Tenant the property described below under the following conditions:

1-Purpose of the contrat : The parties declare that this rental is not intended to be a primary residence nor a mixed professional/primary residence. The property is rented furnished for seasonal use only. Consequently, they agree that their respective rights shall be governed by the provisions of this contract and, failing that, by French law. This contract is concluded for the sole benefit of the Tenant identified above. Any transfer, subletting, or making the premises available — even free of charge — to anyone outside the Tenant's household is strictly prohibited.

2-Description of the property

Type of property: Detached house

Classification : 4 stars furnished tourist accomodation

Adress : 95, rue de nodeven- Moguériec
29250 SIBIRIL FRANCE

Description : G.F. -Kitchen-dining room
-Living room
-Bedroom with a 160 cm bed
-Bathroom with shower and toilet
-Séparate toilet

First floor -Bedroom with a 160 cm bed
-Bedroom with 2 190 cm bed
-Bathroom with shower and toilet
-Large lounge /playroom area

Heating : électric

Maximum capacity : 6 people

On a 1000 m² seafront Private land wth an unobstructed sea view

Équipment : Refrigerator-freezer, dishwasher, electric oven, induction hob, microwave, toaster, filter and « nespresso » coffee machine, washing machine, tumble dryer, television (Astra satellite), 4G box, barbecue, garden furniture, deckchairs and parasols.

3-Rental dates :

The Lessor rents the property to the Tenant for a duration of **nights**,

from the (date) à **16h**

and ending the (date) l..... à **10 h**

4-Rent amount : The parties agree to set the rent at euros for the period indicated in section 3, including

- Rent
- Kitchen towels, napkins, bed linen (fitted sheet, duvet cover, pillowcases)
- Bathroom linen (bath mats, towels, shower sheets)
- Internet access (4G box)
- Water up to 5 m³ per week
- Electricity up to:

Week starting summer	Week starting spring or autumn	Week starting winter
300 Kwh par semaine	600 Kwh par semaine	900 Kwh par semaine

Not included (2026 rates):

- Water beyond the allowance: 5.00 € per m³
- Electricity beyond the allowance: 0.28 € per kWh
- Cleaning fee: 90 €, regardless of stay duration
- Tourist tax

Accepted payment methods: cheque, cash, bank transfer [Lessor's bank details](#)

Tenant initials: _____

5 – Reservation

The reservation becomes final upon payment of a deposit equal to 25% of the total rent (cheque, bank transfer, or ANCV vouchers) and upon receipt of the signed rental contract.

[Lessor's bank details](#)

6 – Cancellation conditions

Any cancellation must be notified by registered letter with acknowledgment of receipt or by email to: la.maison.de.mogueriec@gmail.com

- Before arrival: The deposit remains acquired by the Lessor. However, the Lessor agrees to refund it if the property is re-rented for the same period, dates, and price.
- b) No-show: If the Tenant does not arrive on the date stated in the contract and fails to notify the Lessor, the contract is considered terminated. The deposit remains acquired by the Lessor, who may re-rent the property from the following day.
- c) Cancellation by the Lessor: The Lessor refunds the Tenant double the amount of the deposit received.
- Automatic termination: In case of breach by the Tenant of any contractual obligation, the rental is terminated immediately and the Lessor retains all sums paid (deposit and rent).

7 – Payment of rent and security deposit

The balance of the stay and a security deposit of 500 € must be paid before the keys are handed over.

If no damage, deterioration, or loss (including keys or objects) is found, the security deposit is returned upon key handover.

In case of damage or loss, the deposit will be returned within two months, minus repair or replacement costs.

If the deposit is insufficient, the Tenant agrees to pay the difference within 30 days.

8 – Inventory of fixtures

The Tenant is presumed to have received the property in good condition and must return it in the same condition at departure.

9 – Lessor's declaration

The Lessor declares being the owner of the property and having full and free enjoyment of it.

10 – Tenant's obligations

The Tenant shall use the property, furniture, and equipment **with due care** and in accordance with the contract. He/she is responsible for any damage or loss occurring during the rental period.

The Tenant must maintain the property and return it in good condition. Broken or damaged items may be charged at replacement value.

The Tenant must avoid any noise likely to disturb neighbors (radio, TV, etc.).

The Tenant cannot hold the Lessor liable in case of theft or damage within the rented premises.

Maximum occupancy:

- 6 people for accommodation
- Up to 6 additional guests for a reception (unless expressly authorized otherwise)

The Tenant must allow access to the property if the Lessor or his representative requests a visit.

The Tenant must be insured for rental liability ("villégiature" extension). He/she must check this with their home insurance before arrival.

The house is non-smoking. Pets are accepted upon prior agreement.

11 – Election of domicile

For the execution of this contract, the Lessor and the Tenant elect domicile at their respective addresses. In case of dispute, the court of the Lessor's domicile has sole jurisdiction. This contract and its consequences are governed by French law.

This rental agreement is an adhesion contract. It must be returned signed, with each page initialed.

Tenant (initials and signature):

Date: