



Terms and Conditions

These conditions are there to protect the rights and obligations of the tenant and the owner. It is therefore good to know these conditions in advance. This prevents disappointment for all parties.

By paying for the booking, the tenant declares that he is aware of and accepts the rental conditions.

Article 1: Booking order and payment

1.1 Each booking order is confirmed by means of an reservation confirmation.

1.2 The deposit amounts to 50% of the total amount and must be paid within 5 days after receipt of the reservation confirmation.

1.3 The booking is only final when the deposit has been received. In the event of late payment, we are entitled to cancel the reservation.

1.4 The remaining amount must be paid no later than 12 weeks before the start of the rental period. When booking within 12 weeks before the start of the rental period, you pay the total amount in one go.

1.5 If the full rent is not paid on time, the reservation will be canceled without refund of the deposit.

1.6 The tenant owes the full amount of the rent, as stated on the reservation confirmation. This also applies to later arrival or earlier departure of the tenant than stated on the booking confirmation.

1.7 A deposit of € 300 must be paid for our accommodations. The security deposit must be paid by bank transfer before entering the property. The deposit will be refunded within two weeks if the accommodation is left tidy.

Article 2: Cancellation by the tenant

2.1. In the event of cancellation by the tenant, you must inform us of this in writing.

2.2 If canceled more than 12 weeks before the start of your stay, 50% of the deposit will be returned.

2.2.1 In case of cancellation within the period of 12 weeks, no refund will be made. We therefore recommend that you take out cancellation insurance.

Article 3: Cancellation by the owner

3.1 If due to circumstances we have to cancel the reservation made, we will inform the guest by e-mail.

3.2 The amount already paid will be refunded immediately.

3.3 The lessor reserves the right to cancel a booking in the event of force majeure and natural disasters, without compensation for damage and payments already made are not refundable.

Article 4: Insurance and COVID-19 (and other variants)

4.1 The guest is responsible for taking out travel and cancellation insurance.

Check the coverage of this insurance. We will not refund any money in case of cancellation.

4.2 We have no compensation for COVID-19.

Article 5: Liability

5.1 During your stay in our accommodations, you as a tenant are fully liable for the furnishings and all matters associated with the stay. Damage caused by you and/or your fellow travelers must be fully reimbursed to us.

5.2 We are entitled in advance to hold the tenant liable after the end of the rental period, if the damage caused has not been paid or has not been paid properly. All related costs are for the account of the tenant named in the rental agreement.

5.3 The owner is in no way liable for damage and/or injury caused to tenants/users of accommodations (including guests of the tenant). The tenant indemnifies the owner against all damage and/or injury caused to third parties.

5.4 The owner is not liable for damage caused by natural disasters, attacks, strikes, acts of violence, accidents or theft.

Article 6: Photos and videos

6.1 We regularly make visual material of the site, accommodations and activities for our website and social media channels. We are free to use this material for the website, social media and other commercial purposes.

Article 7: General provisions

7.1 The accommodations can be occupied from 3 p.m. on the first day of your stay. On the last day of your stay, the departure must take place at the latest at 10:00 am. An extra day may be charged for departures after 10 am.

7.2 The lessee is under no circumstances allowed to sublet the leased property or make it available to others.

7.3 It is not allowed to use/inhabit apartment Stella with more than 4 persons, or the Cabin Nel Bosco with more than 2 persons, unless prior written permission has been obtained from the landlord.

7.4 All our accommodations are non-smoking.

7.5 The accommodation may not be used for celebrations and parties.

7.6 The tenant must take the environment into account and must at all times avoid nuisance or hindrance (eg loud music).

7.7 Visitors are not allowed to stay overnight without the express permission of the owner.

7.8 Dogs are only allowed after consultation with the owner. Bringing other pets should be discussed.

7.9 The tenant shall ensure that the accommodation is left broom clean. If, in the owner's opinion, the accommodation has not been left tidy, part of the deposit will be retained for additional cleaning.

7.10 When leaving the accommodation, the tenant must ensure that all windows and doors, lighting, all appliances and taps are closed/locked.

7.11 The tenant will inspect the accommodation upon arrival and report any damage to the owner. During the stay, the tenant will immediately report any damage and/or necessary repairs to the owner.

7.12 The landlord has the right to inspect the housing during the rental period if there is a reasonable suspicion that the tenant is careless with the housing.

7.13 House rules present during the stay are an integral part of the rental agreement and must therefore be strictly observed.

7.14 In the event of non-compliance with the above rules, the rental agreement can be irrevocably dissolved and terminated, without any right to compensation or refund of the rent.

7.15 Should a calamity lead to legal proceedings, Dutch and/or Italian law will apply.

7.16 By accepting these general terms and conditions, you declare that you are aware that your stay takes place in nature, with all the less pleasant surprises that may result: changeable weather conditions, minor electricity failures, presence of insects, birds and other animals in the vicinity or even in the holiday home.