

DETAILED DESCRIPTION OF A HOLIDAY RESIDENCE

(in accordance with the decree n° 25-305 of 16th May 1967)

Decree n° 25-305 of 16th May 1967 regarding furnished holiday lets:

Art. 1 – A titre de mesure de publicité des prix, toute location saisonnière en meublé doit, préalablement à sa conclusion, faire l'objet de la remise, au preneur éventuel, d'un état établi selon le modèle joint en annexe au présent arrêté précisant la description des lieux loués, leur situation dans la localité et les conditions de leur location.

Art. 2 – Par location saisonnière, au sens du présent arrêté, il convient d'entendre les locations en meublé consenties à l'occasion de vacances, quelle que soit la durée de la location ou le mode de location intervenu (...)

General information

Address of the holiday let: 20132 Zicavo, France

Name and address of owner :

Telephone :

E-mail : info22@corsicaconnect.com

General description of the holiday let

- Sleeps maximum : Four people
- It is a traditional house built of granite, surrounded by a garden to which the holiday-maker has sole access during the rental period.
- The house is not suitable for people with mobility difficulties. A wide stone staircase (20 steps) leads down from the street. Narrow indoor stairs with low headroom lead from one floor to the other. An outdoor stone staircase also leads from one level to the other.
- In case of cold weather (and only in this case), the holiday-maker may make use of a fireplace with insert (with the necessary firewood). There is no air-conditioning but the thick stone walls provide ample insulation against heat or cold.
- Total surface area of the house: approx. 60 m². One entrance on upper floor and another entrance on lower floor.
- The house faces south-west, with views over part of the village and the mountains.
- Number of rooms: 1 living-dining room with kitchen area on lower floor; 2 bedrooms and 1 bathroom on upper floor.
- The garden comprises several terraces with rough grass and numerous trees. A small tiled terrace area is close to the downstairs entrance (approx. 8 sq.m).
- Car parking in the street. Very little traffic passes along the street, as it is a cul-de-sac (about 1 km from the house).

Situation of the house

- The house is in a mountain village, 55km from Ajaccio, 55km from Ajaccio Campo dell'Oro airport.
- There is a doctor's surgery in the village, a chemist in Cozzano (4km), and Ajaccio hospital is 55km away.
- A grocer's store is to be found in the village, and another in Cozzano; nearest supermarkets are in Ajaccio and Propriano.
- There are three restaurants in the village, and others further afield.

Detailed description of the property

On the first floor

- The double room of approx. 9 sq.m has 2 windows, view over garden and mountains, with one double bed (140cm), a cupboard, small chest of drawers, mirror, 1 bedside table, 1 chair, 2 bedside lights.
- The twin bedroom of approx. 13 sq.m. has 2 windows, view over garden and mountains, with two single beds (90 cm), a cupboard, a chest of drawers, 1 bedside table, 1 chair, 2 bedside lights.

- The bathroom has a bath, a wash-basin, a WC, a cupboard, a washing-machine and a clotheshorse. The landing has a linen cupboard which is not at the disposal of clients, and a long mirror.

Ground floor

- The living-dining room with kitchen area is approx. 25 sq.m., with two French windows and one small window, view of garden and over part of the village and the mountains. There is a fireplace with insert which may be used only when heating is necessary, but not as a barbecue. The furniture includes 2 armchairs, 1 small sofa, bookshelves with numerous books (English and French), 1 table with 4 chairs and a stool, a pine-dresser and a radio-cassette-CD player. In the kitchen area : a refrigerator/deep freeze, butane gas cooker, kitchen elements and a sink.

Kitchen equipment

- A full-size cooker with 4 gas burners and an oven running on butane gas. Cooker hood. Refrigerator 250 l. with deep freeze section of 50 l. Sink with hot and cold water. Pots, pans, kitchen utensils, plates and dishes.

Sundry

- Linen provided: sheets for each bed occupied, may be changed once a week; 1 large towel and 1 small towel per person per week. No beach towels are provided.
- An iron with ironing-board, electric hair-dryer, vacuum cleaner.
- In the garden: 1 table with 4 chairs; 2 sun-loungers.
- Practical and holiday information, in English and French.
- Family pets are accepted on the condition that they be well-behaved and that any damage caused by an animal be paid for by the holiday-maker. In addition, since there is no rabies in Corsica, a certificate proving that the animal has been vaccinated against rabies will be required.

Conditions and prices

- Prices for the 2010 season are as follows:

April, May, June	September, October	: € 390,- to € 430 per week
High season		: € 470,- per week
- The prices include costs of cold water, hot water (by immersion heater), electricity and gas, wood for heating in cold weather, linen mentioned above.
- The property is let from Sunday to Sunday.
- Arrival time is from 14.00 (2.00 p.m.), and departure time is 11.00 a.m. at the latest. If you wish to arrive earlier it is often possible. Please ask in advance.
- **The tenant undertakes to leave the house clean on departure.**
- A deposit of 30% of total rent is payable at the time of reservation.
- The remainder of 70% of total rent is payable upon arrival at the property.
- Smokers are requested not to smoke inside the house.

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