



2009 Season

Looking for your own piece of paradise for a tranquil "get away from it all" holiday? Peace and quiet, utter privacy, fresh air, but plenty to see and do nearby if and when the mood strikes you?

Welcome to
Maison Le Jubeau!



Thank you ...we look forward to your visit!

Contents

CONTENTS 2

THE HOUSE 3

 Inside accommodations 3

 Ground Floor 3

 First Floor 4

SURROUNDINGS 5

 Getting here 5

 What’s nearby 6

 Further afield but within easy reach 8

RENTAL RATES 8

BOOKING 9

 Booking deposit 9

 Security Deposit 9

 Payments 9

CONTACT INFORMATION 10

BOOKING FORM 11

BOOKING TERMS AND CONDITIONS 12



The House

Looking for your own piece of paradise for a tranquil "get away from it all" holiday? Peace and quiet, utter privacy, fresh air, but plenty to see and do nearby if and when the mood strikes you? Welcome to Maison Le Jubeau!

This rustic yet tastefully decorated self-catering holiday home with pool is situated in the idyllic rural farmlands in the heart of central France, approximately 2 ½ - 3 hours south of Paris. It takes its name from the tiny country hamlet, Le Jubeau, where it is situated. The hamlet is a short drive from the village of Préveranges in the southern tip of the department of Cher (18) just near the meeting of the borders of Indre (36), Creuse (23) and Allier (03).

Inside accommodations

The house accommodates up to 11 people* with 3 double bedrooms (2 with in-suite shower rooms), 1 twin bedroom (with one double bed and one twin), and 1 room with two single beds. There are a total of 2 full shower rooms, 1 full bathroom (with shower also) and one separate WC. A baby's cot and an antique cradle for small infants are also available. Expecting some extra guests during your stay? There's a sleeper sofa in the solarium that will sleep two more!

Ground floor

There's a large country-style kitchen-dining area with original Volvic stone floor, original beams, a modern Godin cooker burning propane gas and featuring a spacious grill and electric oven, a microwave, a new roomy refrigerator, and a dishwasher. For those who prefer to cook all electric, we've recently added a second electric cooker and oven as well. The kitchen is so large that it easily accommodates a large table with seating for 10-12! A simple cast-iron candelabrum that hangs over the table adds a touch of intimacy.

§ A roomy utility room off the kitchen houses a Whirlpool washer and dryer (though there is also a clothesline in the pool area), a large separate freezer (helps to cut down on those grocery runs!), and a large tank-type water heater... plenty for numerous hot showers!

§ There's also an attractive lounge/living room with wood burning stove and original terra-cotta tiled floor. It's equipped with a full-service entertainment center (DVD player and wide-

* In fact, **13 people** in a pinch, if there are two in your party who don't mind sleeping on the comfortable sofa-bed in the solarium, and **14 people** if anyone is willing to sleep on a roll-away bed.

screen TV with satellite reception of British and other channels). The lounge leads to a newly constructed conservatory/solarium that in turn leads to the terrace and pool deck, and provides wonderful views of the surrounding wood-studded meadows.

§ On the back side of the lounge on the ground floor there's one double bedroom with it's own in-suite bath that can make a nice, semi-isolated retreat for any older folk in your party.

First floor (2nd floor for you Americans!)

Upstairs are two large, comfortable double bedrooms, one with an in-suite shower room, one twin bedroom (that actually sleeps three as it has both a double and a single bed), and one bedroom with two twin beds. The master bath has been newly renovated and now features beautiful teak flooring, double sinks, a toilet, and both a spacious two-person tub and a powerful shower. All the bedrooms have ample closet and cupboard space.

<p>Pets are permitted, subject to Booking Terms and Conditions</p>	<p>Please note that this is a non-smoking accommodation (smoking permitted only outside of the house; please see Booking Terms and Conditions).</p>
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<p>The Pink Room</p>	<p>The Lavender Room</p>	<p>The Blue Room</p>
		
<p>The Lounge</p>	<p>The Kitchen</p>	<p>Master Bathroom</p>

Surroundings

The house is situated in a tiny hamlet with only 5 other houses. The house, its large attached barn, and the separate antique outdoor bread oven create a barrier between the tiny lane and the rest of the property.



When you drive in through the private gate, you'll find yourself in a lovely paved courtyard between the large attached barn and a small mill house with an impressive 19th century millstone and press for making walnut oil. The entrance to the house from the courtyard is up several steps through a charming rose bower that gives onto the terrace.

In summer, life happens here, where the glazed conservatory/solarium opens onto the large terrace and pool deck. The pool is heated*, 9 x 4.5 m, and is regularly maintained. The pool area is nicely tiled and, in conformity with French safety law, is completely walled off to prevent small children from gaining access unsupervised. Pool and patio furniture is provided. And did we mention the barbecue?

The pool and terrace overlook the large back garden, which slopes away toward the neighboring meadowlands and boasts mature nut and fruit trees. There are no neighboring houses adjoining the property, as it is bordered only by a working farm. The closest neighbors are sheep and chickens, which far outnumber humans in the hamlet!

The surrounding area is green and leafy, with woodland trails and country lanes. There is hardly any traffic through the hamlet, and the house insulates you from such as there is. You feel entirely secluded, but you are not totally isolated. Peace and quiet and fresh air abound, making Le Jubeau a perfect spot to escape from the noise, hustle, and bustle of city life.

* by an electric heat-pump system.

Getting here

We're not far from either of two regional airports: Limoges (which services flights by discount airlines Ryan Air!) is just 1 hour and 50 minutes by car and the airport at Clermont-Ferrand is just about an hour and forty-five minutes away. Car rental facilities are available at both airports.

Maison Le Jubeau is also readily accessible from two major French airports: Paris/Orly is 2½ hours away by car, as is the Lyon airport.

By train, you can travel either to Montluçon (45 minutes away by car) or Châteauroux, just over an hour from Le Jubeau.

We can, of course, supply you with detailed driving instructions, regardless of your starting point.

What's nearby

The surrounding farmland has fields of sunflowers in summer and apple and pear orchards laden with fruit in the autumn. Intensive farming methods have not encroached on this quiet corner of France and wildlife flourishes in the hedgerows and trees.

Le Jubeau is in the commune of Préveranges, approximately 4 kilometers from Préveranges village itself, where there are two general stores, a Post Office, a bakery, a pharmacy and, in 2007, a small restaurant, called "La Biaude" (open evenings and week-ends, by reservation only).

Ten minutes to the north is the picturesque little town of Ste-Sévère-sur-Indre, with a good selection of small shops.

The larger town of La Châtre is a twenty-minute drive away. Here you will find a wide range of supermarkets, restaurants and antique shops. It is also home to the George Sand museum and every Saturday morning there is an extensive market in the main square that is well worth the visit.

You'll find plenty of interesting places to visit just a short drive away, or within range for a day-trip by car or bicycle.



§ History buffs will find châteaux, ancient churches and abbeys, Roman ruins, and more... all within easy reach by car.

§ Nature lovers will find lovely trails, woods, the Indre and Cher rivers, some fine geological and volcanic parks in the region, plus the nearby lake and nature park at Sidiailles.

§ For the sports minded, the nautical base at the Sidiailles Lake (a mere 14 km from Le Jubeau!) offers hiking, climbing, kayaking, wind-surfing, pedal boats, sailing, swimming (supervised), fishing and more! For children, the lake also has a lovely playground, a shady picnic area and a convenient snack bar. For you riders, there are a variety of stables nearby and several good tennis and golf facilities are also within easy reach.

§ Wine lovers can visit the nearby wineries around Châteaumeillant that are known especially for their pleasant rosés. Maison Le Jubeau is also within day-trip range of some of the finest wineries of the Loire Valley.



To the south, just over the border in the Creuse, lies the market town of Boussac, dominated by its ancient castle. The village's museum of rural life is open to the public during the summer months.

A short drive to the north-east lies the wine-growing area centered round the town of Châteaumeillant, where you can sample before you buy.



The Chateau at Boussac

Spend a pleasant day puttering around a vide-grenier (the French equivalent of a car boot or "tag" sale) or visiting one of the traditional outdoor events such as the potato festival at Crévant, the donkey fair at Lignières or the festival of "forgotten vegetables" at Tranzault.

Further afield but within easy reach

If you are feeling more adventurous, Le Jubeau's position close to the geographical centre of France makes it the ideal base for exploring further afield.

The Centre region includes the vast Brenne Regional Nature Park and the beautiful Loire Valley with its châteaux and vineyards. If you feel like heading South, the magnificent Dordogne is just a few hour's drive by car. The astounding caves of Font-de-Gaume, where you can see original polychromatic artwork of prehistoric artists, is well worth the trip. The caves are located near the town of Les Eyzies, the "capital of prehistory," where Cro-Magnon man was discovered.

Limoges, home of the famous porcelain, is just over an hour and a half to the south-west.

Futuroscope theme park is around two hours drive to the west, whilst Vulcania science and volcano park, and nearby Puy de Dôme natural park is the same distance to the east in the Auvergne region. You can find additional information about, and photos of the local area and the region, including nearby shopping and restaurants, at our website:

<http://www.francedreamvacation.com>

Rental Rates

Rental rates vary seasonally. The following table lists normal weekly rates for the 2009 season:

Period	€ EUR	£ GBP	\$ USD
02 May to 29 May 2009	€ 1000	£ 895	\$ 1264
30 May to 26 June 2009	€ 1200	£ 1075	\$ 1516
27 June to 10 July 2009	€ 1350	£ 1210	\$ 1706
11 July to 31 July 2009	€ 1500	£ 1344	\$ 1895
1 August to 28 August 2009	€ 2200	£ 1971	\$ 2780
29 August to 31 October 2009	€ 1000	£ 895	\$ 1264

We offer a discount on certain rentals of more than one week. Please contact us for details.

Rates listed are for the whole house, regardless of the number of people. Utilities, bed and bath linen are included, but beach towels for pool use are NOT provided. Bath towels may NOT be used poolside, so please bring your own towels for use by the pool or offsite at local swimming areas. A heating supplement will be added for fall rentals, as needed. For longer or shorter (fall or spring weekend) rental periods, we are more than happy to discuss individual prices.

Please note: rental fees are in Euro. Pounds Sterling and US dollar rates are approximations (last updated March 7, 2009) and are listed for informational purposes only.

Booking

Summer bookings are by the week from Saturday to Saturday.

You may check in after 4 pm (16h00) on your arrival day

Checkout is by 10 am (10h00) your departure day.

If you require an earlier arrival or later checkout time, please discuss with us in advance. We'll try to accommodate you if possible.

Spring and autumn weekend bookings are possible. Please contact us for more information.

Please be sure to read the Booking Terms and Conditions included with our Booking Form.

Booking deposit

A nonrefundable booking deposit of 25% of your full rental fee is required to secure your booking. We will contact you with details on how to pay when we receive your booking form. The balance of your rental must be received no later than 42 days prior to the first day of the rental period.

In case of late bookings (i.e. less than 42 days in advance), the full rental amount is required as soon as we receive the booking form and contact you with payment details.

Security Deposit

Along with your balance payment, please add a security deposit of €150. The security deposit will be refunded if the house is left clean and there are no breakages.

Payments We provide 3 options for paying your booking deposit and your rental balance:

Bank transfer: By far the most hassle-free and cost-effective payment method. For the convenience of our UK clients, we have opened a UK bank account where rental payments and fees may be paid in euro or GBP (no more costly international transfers!) EU clients may take advantage of free EU international transfers and pay on our Belgian account. Complete information provided upon receipt of booking form.

PayPal: If you have a PayPal account set up, we can receive your payment through the secure on-line payment facilities of Paypal. While we accept payment only in euros, PayPal immediately calculates the conversion for you, so you know exactly what your credit/debit card will be charged in your own currency (pounds sterling, US and Canadian dollars, and yen).

MasterCard, Visa, or other Credit/Debit Card: Under certain circumstances, we can also accept payment directly by credit card.

Contact Information

For further information, or to request service, please contact the owner, Helena Snow, who can speak with you in English or French.

E-mail: enquiry@francedreamvacation.com

Telephone/Fax: +33.(0)3.66.64.62.87

Mobile/Cell: +33. (0)6.67.75.66.02

Virtual UK phone number: +44(0)1865 596 186

Virtual US phone number: +1 (413) 259-6849

Mailing Address: 9, rue des Quais, 2^{ème} étage
59200 Tourcoing, France

BOOKING FORM

Contact details for party leader:

Full name:

Postal address:

Telephone:

Daytime:

Evening:

E-mail address:

Dates you require the property:

Number of weeks:

Beginning:

Saturday, _____(day)

_____ (month), 200_____

Ending:

Saturday, _____(day)

_____ (month), 200_____

Details about your party:

Adults:

Names:

Children:

First names and ages of children under 16:

Pets:

How many, what kind:

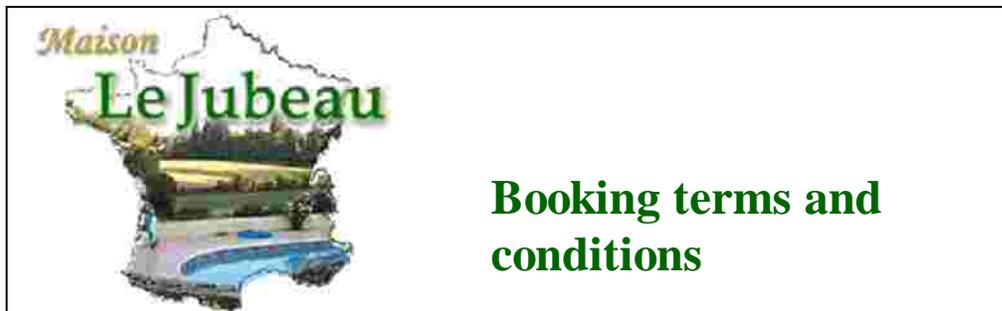
Bed linen

We will require bed linen for _____ bedrooms.

I confirm on behalf of all persons named on the above form that I have read and agreed to the Booking Terms and Conditions, including agreement to absolve the owners of Maison Le Jubeau from all liability arising in the event I cancel the booking without having taken out adequate holiday insurance coverage.

Signature of party leader:

Date: _____



The following terms and conditions apply to all bookings at Maison Le Jubeau:

1. The property known as Maison Le Jubeau ("the Property") is offered for holiday rental subject to confirmation by Marc Stegeman and/or Helena Snow ("the Owners") to the renter ("the Client").
2. A booking deposit of 25% of your full rental fee is required to secure your booking. It is payable at the time you send the booking form. Your reservation will be held for 10 days pending receipt of your deposit. Following receipt of the booking form and deposit, the Owner will send confirmation of your reservation, along with a copy of these terms and conditions. Confirmation will be sent by e-mail unless the Client specifies otherwise.
3. The booking deposit is non-refundable. Please take out adequate holiday insurance to protect yourself from any possible loss should you be unexpectedly forced to change your plans.
4. The balance of your rental must be received no later than 42 days prior to the first day of the rental period. In case of late bookings (i.e. less than 42 days in advance), the full rental amount is required at the time you send the booking form.
5. In the event of cancellation, a refund will only be made if the Owner is able to re-let the Property, and if there are any expenses or losses incurred in trying to do so, these will be deducted from the refundable amount.
6. A security deposit of €150 (or equivalent in USD or GBP) is required, payable along with the balance of your rental. However, the Client's liability to the Owners is not limited to this sum. The Client will receive an accounting from the Owners of the cost of any damages deducted from the security deposit and any balance will be refunded within two weeks after the end of the rental period.

7. You may pay your booking deposit, rental balance, and security deposit using any of the payment options described in the Booking Information section on our Home Page.
8. Weekly bookings in high season are from **Saturday to Saturday** only
9. Guests should not arrive before **4:00 PM (16h00)** to allow time for preparing the accommodation after the previous party's departure. Please notify the owners if you will arrive later than 6:00 PM (18h00).
10. The accommodation must be vacated by **10:00 AM** on your departure day.
11. Maximum occupancy of the accommodation is **13** (thirteen) adults. (Additional children may be accommodated in cots supplied by the client.) The number of persons occupying the accommodation may not exceed the number of persons indicated on the Booking Form. You may not sublet or otherwise reassign occupancy of the accommodation.
12. If the members of your party change after you submit the Booking Form, please furnish the names of the new party members to the owners before arrival.
13. Bed linen and bathroom towels are provided, but beach towels for pool use are NOT provided. Bath towels may NOT be used poolside, so please bring your own towels for use by the pool or offsite at local swimming areas.
14. There is absolutely **No Smoking** in the house, although smoking is permitted outside on the property, on the condition that smokers properly dispose of their butts.
15. Pets are permitted with the understanding that the pet owners will not allow them on furniture or beds, and will pick up after them, both inside and out. Special care should be taken when Hoovering/vacuuming to eliminate any traces of animal fur on carpets, etc. In addition, the following terms apply to pets that are brought to Maison Le Jubeau:
 - a. All pets must be declared on the booking form, or by e-mail or fax if the presence of the pet is determined subsequent to the booking request;
 - b. ***Pets are not allowed in the pool area under any circumstances;***

- c. Presentation of an insurance certificate clearly indicating that pets are covered for liability with respect to any damage caused by them is required;
 - d. The Owners reserve the right to request a supplemental security deposit from tenants traveling with pets.
16. The Client agrees to take full care of the Property and to leave the house in the same condition as it was received. The Owners reserve the right to deduct an appropriate amount from the security deposit to cover additional cleaning should the Client leave the Property in an unacceptable state.
17. The Client also agrees not to act in any way that would cause a disturbance to the other residents of the hamlet.
18. The Client has an obligation to report to the Owners or their agent any defects in the Property or breakdown in the equipment, machinery or appliances on the Property so that repairs and/or replacements can be arranged as quickly as possible.
19. The owners shall not be liable to you or any member of your party for any loss, damage or injury incurred at the house or grounds, or through use of equipment or facilities. Neither shall the owners be liable for any temporary defect or stoppage in the supply of public utilities or services, nor in respect of any temporary defect in equipment or appliances in the house or the grounds, nor for any loss, damage or injury outside the control of the owners.
20. This contract shall be covered by Belgian law and shall be deemed to have been made in Belgium. The appropriate Belgian courts shall have jurisdiction over any dispute arising in connection hereto.

If you have questions or need assistance with booking, please contact:

Helena Snow

E-mail: helena@francedreamvacation.com

Telephone/Fax: +33 (0)3 66 64 62 87 or

Virtual UK Number: +44 (0)1865 596 186

Virtual US Number: +1 (413) 259 6849

