

**Le Bois
Meigne le Vicomte
Maine et Loire
49490 France**

Welcome to our Gite at Le Bois. Within this folder we have provided some essential information about the property and who to contact if you need assistance.

The gite is yours to enjoy for the duration of your stay and we wish you a lovely relaxing holiday. As this is our second home, we would ask that you respect the property and its contents and be considerate to our neighbours – even though they are so far away, and it is rare that we hear each other.

We would like to remind our guests that the property benefits from an ecological waste management system which can be damaged by the use of harsh chemicals introduced via the toilets and wash basins. Please ensure that only products bought locally which display the “eco” sign are used whilst staying at the property.

Please report any breakages at the end of your holiday either directly to the House Managers or by a note left in the kitchen. This will enable us to ensure the visitors that follow you into the property have all the equipment and facilities available to them that you enjoyed during your stay.

Property Managers

Contactable via UK mobile telephones and directly from the phone in the house.

Please remember if calling from a French phone to drop the international dialling code (0033) but place a “0” in front of the number.

Property Managers: - Phil & Alison Robson (LBV Property Management)

Telephone: - 0033 (0)2 41 89 36 13

Mobile: - 0033 (0)7 87 05 13 48 & 0033 (0)7 88 40 81 00

Phil and Alison live in the nearby village of Parçay les Pins and will be pleased to assist you should you require emergency assistance during your visit to Le Bois. They are available between 9am to 5pm each day but should a true emergency occur, they can be called outside of these times.

POLITE NOTICE TO GUESTS

As you will see the gite is furnished to an exceptionally high standard with most of the contents being the personal possessions of the owners and their family. This is our second home and would ask that all guests enjoy their stay but respect the property for the benefit of all of our visitors, current and future.

We have tried to provide everything necessary for your enjoyment during your stay and would remind guests that all items must remain in the property when you leave Le Bois at the end of your holiday. This is particularly relevant to coat hangers, cutlery, chopping boards, plastic containers and reusable shopping bags all which have disappeared on a regular basis in the past.

Breakages

From time-to-time breakages may occur and we would respectfully request that you leave a note on departure to advise the property manager that an item has been broken or damaged. If we are aware of items having been damaged, we can replace these before the next guest arrives in order that they enjoy the same standard of equipment as you have enjoyed. Upon exit the property is checked as carefully as possible but informing the property manager in this way ensures that any problems are dealt with efficiently.

Departure Checklist

We trust that you found the property to be clean and tidy on your arrival.

You are respectfully asked to observe the following requirements when departing from the property.

Prior to leaving Le Bois on your last day, and in order to assist in the smooth turnaround of the property between guests we request that you leave the property in a clean state with the floors having been swept and kitchen workbenches washed down. All food and drinks should be removed from the fridge/freezer and any spills wiped away. The bathrooms should be clean and tidy with the toilet flushed.

Please ensure that all the beds that have been used are fully stripped and the dirty linen and towels are left on the floor in each room. Please put towels and bed linen inside the duvet cover, in each bedroom.

Please place all dirty cutlery, crockery and pans in the dishwasher and start the cleaning cycle on the dishwasher before your departure.

Should guests wish to leave the property without providing this basic level of cleaning we charge a fee of €100. Likewise, you will understand that we do reserve the right to charge this fee to your security deposit should the property be left in an unacceptable state of cleanliness.

Lastly, please ensure all windows are closed and all doors locked. Please empty all bins and remove the rubbish from the property when you depart on your last day. The keys should be placed back in the locking key box with the combination numbers mixed up again with the waterproof cover over the numbers.

We hope you enjoy your stay at Le Bois.

Andrew and Jayne Craggs

EMERGENCY CONTACT NUMBERS

www.loirevalleygites.eu
andrew@loirevalleygites.eu
[T. 01482 635400](tel:01482635400)

All emergency contact numbers are usable with UK mobile telephones.

Medical Doctor Doctor CHALHOUB: 0033 241 89 50 23
56 Route de Bauge, Noyant 49490

Ambulance 0033 242 89 50 96
2 Route de Breil, Noyant, 49490

Hospital Saumur: 0033 241 53 25 00
English Language assistance: 0033 247 47 47 47

Medical Emergency Dial 15

Police Emergency Dial 17 (0033 241 89 50 09)

Fire Emergency Dial 18

Dentist Moulin Valérie : 0033 241 89 61 77
7 all Charmes, NOYANT, 49490

Pharmacy Can prescribe certain remedies over the counter
Marinette Marette, Route de Baugé, NOYANT, 49490: 0033 241 89 50 46
Jean-Luc Girault, 9 Grande Rue, NOYANT, 49490: 0033 241 89 50 25

Optician- Optique Chapuy : 0033 241 89 32 00
42 Grande Rue, NOYANT, 49490

INTERNET ACCESS

www.loirevalleygites.eu
andrew@loirevalleygites.eu
[T. 01482 635400](tel:01482635400)

Le Bois is now fitted with both high speed fibre internet access for your convenience.

In the office, you will find a modem called a 'Livebox'. This provides connectivity to the internet and the digital phone line. Please leave existing ethernet cables in place but you can use the remaining ports if you wish to hard wire your device to the live box.

To connect wirelessly to your device or laptop, please search for the network called "holiday". This is a network extender system that gives access to Wifi in as many places as possible throughout the house and outside. This network is open and does not need a password to access the system.

The digital phone line is provided for your convenience and provides free **landline** telephone calls within the UK, Europe, North/South America (but not the Caribbean Islands), Canada, Australia, New Zealand, and some of Asia (including China, Japan, Hong Kong, Israel, Malaysia). Simply call the number using the phone provided in the office remembering to include the country code.

Whilst most calls will be free for guests, should any charges arise during your stay the cost of these will be chargeable to yourselves after your exit..

For information, the telephone number at Le Bois is 0033 (0)2 41 82 52 08.

TAP WATER AND SEWAGE

Drinking Water

The property benefits from a traditional mains water supply which is safe to drink, but many guests prefer to drink bottled water which is inexpensive and can be purchased from any food retailer or Bar Tabac.

Water waste and sewage

The property is not connected to a mains sewage system and instead benefits from an ecologically friendly "Fosse Septique" of septic tank. Because the system works by way of a series of natural filters and biological agents which break down the waste. Consequently only "eco friendly" detergents should be used in the bathrooms, dishwasher, washing machine and kitchen / utility sinks. These products can be purchased in any supermarket, both in France and the UK, and will generally begin with Eco. Normal soaps and hair products are safe to use in the property.

Sanitary towels, disposable nappies, and rubber products

As stated above, this is a natural filter system and is not designed to take man made products such as sanitary towels, disposable nappies, or condoms. Please ensure items of this nature are placed in waste bags and disposed of in the normal rubbish sacks.

You are asked to respect these simple rules to ensure a problem free use of the system for yourselves and future guests.

WASHING AND DRYING LAUNDRY

The utility room is fitted with a washing machine. Please note the above request in respect of washing detergents. There is a drying rack which can be placed in the garden or elsewhere in the house.

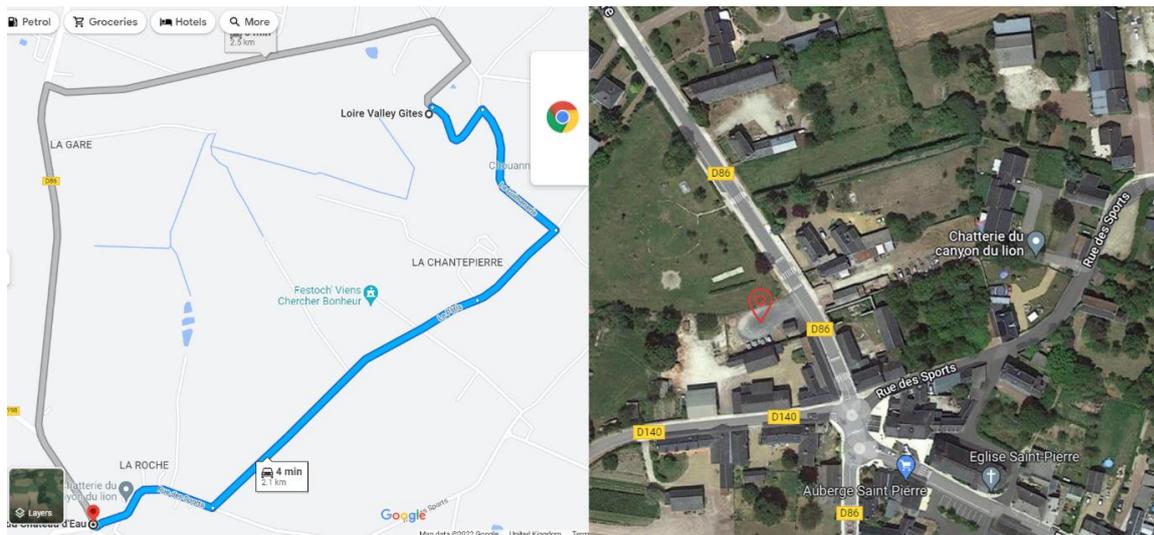
BINS

There are two outside bins: one for general household waste (red lid) and one for packaging and paper (yellow lid).

Examples of what to include in the yellow bin:

- Plastic jars, trays, films and bottles
- Cardboard packaging, beverage cartons
- Metal packaging
- Papers

Glass recycling is not collected, you will need to take this to the glass recycling bins. Please see the map below for the location of this which is just a short drive away.



CHEZ VOUS. TOUS LES EMBALLAGES SE TRIENT

À RECYCLER
EMBALLAGES EN VERRE
 BOUTEILLES EN VERRE POTS ET BOCAUX EN VERRE

À RECYCLER
EMBALLAGES EN PLASTIQUE, MÉTAL, PAPIER-CARTON
 PAPIERS, EMBALLAGES ET BRIQUES EN CARTON BOUTEILLES ET FLACONS EN PLASTIQUE TOUS LES AUTRES EMBALLAGES EN PLASTIQUE EMBALLAGES EN MÉTAL

À JETER
ORDURES MÉNAGÈRES
 ORDURES MÉNAGÈRES VAISSELLE EN VERRE OU EN PORCELAINE OBJETS

Votre collectivité s'engage avec CITEO pour le tri et le recyclage.
Un doute, une question sur le tri ?
 02.41.79.77.00 - www.baugeoisvallee.fr

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 SUR CONSIGNESDETRI.FR

Baugeois
 Vallée

CITEO

ELECTRIC HOB

www.loirevalleygites.eu
andrew@loirevalleygites.eu
 T. 01482 635400

The electric hob is an induction unit under glass so is very safe to use. The controls are built into the glass and are touch sensitive. Once the hob is turned off the unit will cool immediately as this is a child safe hob, but the unit will display a warning light until fully cooled.

1. Press and hold the power button (far right) for 2 seconds to activate the hob
2. The image of the hob will light up with each ring represented by a “-“
3. Press the ring you wish to use. It will now begin to flash
4. Press on one of the numbers to use the pre-set heat range. (“P” is a quick boil setting)
5. To adjust the ring press “+” or “-“ until the correct temperature is reached for each ring you are using. (Maximum temperature is 15)
6. When finished cooking press the power button to turn off all rings
7. A “H” appears on each ring that has been used to indicate it is still hot, but the induction heaters do cool instantly to avoid burning

Please note, the pans provided are special electromagnetic pans for induction hobs only. Please take care of these pans as they are expensive, by cleaning thoroughly after each use. They are dishwasher safe.

ELECTRIC OVEN

The oven is a modern unit and has an array of settings to assist you whilst cooking. The oven has the option to be used as fan assisted, non-fan assisted, grill or spit roast.

1. Turn the main dial to the required setting – off is setting “0”:
 1. Fan assisted oven
 2. Fan assisted oven with automatic spit roaster
 3. Fan assisted bottom of oven only
 4. Fan assisted top of oven only
 5. Full oven no fan assistance
 6. Grill only
 7. Program
2. Left hand dial alters the temperature up and down
3. The required temperature will appear in the digital screen (you can use the oven immediately and you do not need to wait for the temperature to be reached)
4. Once the temperature is reached the oven will bleep (this is normal)
5. To shut down the oven turn the dial to “0”

Please note the clock must be set in order for the oven to work, if the time is flashing, please set the clock as follows:

1. Press and hold the clock symbol in the centre of the dial for about 3 seconds until the time flashes
2. Alter the time using the “+” and “-“ symbols
3. When complete, press the clock symbol again to save the time

MICROWAVE

The microwave has the ability to cook, defrost and grill. As the oven includes a grill and we provide a toaster in the gite, we have only provided instructions for using the microwave function.

1. Press the Microwave button
2. Input the required cooking time (e.g. 3,0,0 = 3 minutes)
3. Press the start button

WASHING MACHINE

1. Place liquid detergent (one capful) in the left-hand compartment – Eco products only
2. Place conditioner (one capful) in the right-hand compartment – Eco products only
3. Select the desired programme on the right-hand dial (programmes 3 & 5 are the best)
4. Set the temperature on the middle dial (40 is best for all washes)
5. Press the large blue exclamation button (!) on the right
6. Press the small black exclamation button (!) on the left to start the wash

Please buy “Ecologique” products for the washing machine. To assist you please note the French words for the products you will need for this machine:

Lessive Liquide (Lavande) – Washing liquid / powder
Adoucissant – Fabric conditioner

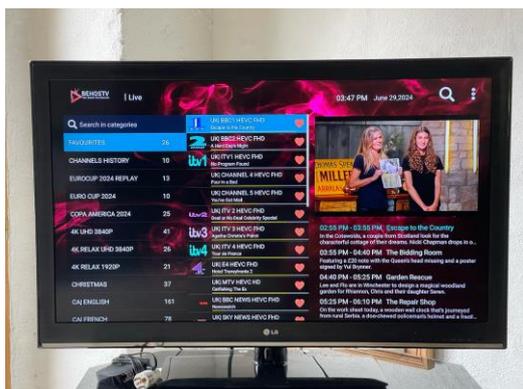
DRYING FACILITIES

You are provided with a drying rack which is easy to assemble and will allow clothes to be aired and dried in the house and garden. Please ensure the rack is folded down and returned to the utility room before your departure.

ENGLISH SATELLITE TV

-via Behostv





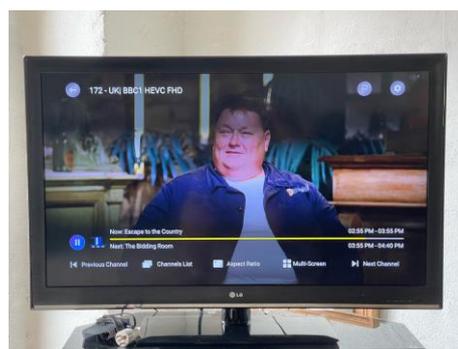
You will now see in the middle column the channels you can select and what is currently showing on that channel. There is also a quick guide for the programmes for each channel for the next few hours in the right hand column.

Use the cursor to select your desired channel and then press the inner button to start the channel.

To return to any of the previous screens just press the return button (an arrow going back on itself) which is the left hand button on the top row of buttons below the ring.

If you want to go back to the main screen to see the other streaming services please press the home button which is the middle button on the top row of the control.

To increase or lower the volume you will need to do this on the LG remote control but everything else can be done on the FireTV control.



- via Sky

At Le Bois, you have the British standard Freeview channels available to you which are received via the Sky Box. Please note, there are no sky subscription channels available through the system even though they are visible on the programme selector.

1. Turn on the TV using the power switch on the bottom left-hand side of the unit below the viewing screen.
2. Turn on the Sky Box using the Sky remote control power button.
3. The last Freeview channel will now be displayed.
4. On the Sky remote control press the TV Guide button to see a list of programmes.
5. Press the down arrow on the remote control to select the programme you require, and press select on the remote control to view the chosen programme.

When the TV is not in use, please ensure the TV is switched off and the Sky Box and DVD player are both on standby, as from time-to-time summer thunderstorms can cause serious damage to electrical equipment.

DVD PLAYER

For your convenience, a DVD player is provided together with a few DVDs (found in the drawer below the HIFI system in the lounge). To operate the player:

1. Turn on the TV as above.
2. Power on the DVD player (either on the machine itself or via the remote control).
3. Press the eject button to open the disk tray.
4. Insert your chosen DVD and press eject again to close.
5. Press the play button.
6. If the film is not visible on the screen, press the AV button on the TV remote control and then choose "AV1".
7. The menu for the film is operated via the remote control.
8. When the film has completed, please remove the DVD, and return the unit to the power off state.

Please ensure that all DVDs provided by the owners are returned to the original sleeve and placed back in the drawer from which it came.

SAFE BOX

The property is equipped with a digital combination safe box for your added security.

Please note the code for the safe is the same as the one you used to access the property key box which was provided prior to your arrival.

To unlock the safe door:

Input the four-digit code and press "A" and on hearing a click, immediately turn the black knob clockwise to open. You will see the bottom green light is lit which is normal.

To lock the safe door:

Close the door of the safe and turn the knob anti-clockwise.

Attention: Please do not attempt to change the combination on the safe during your stay as this may cause damage to the locking mechanism and result in damage charges being levied.

HEATED TOWEL RAILS

In both the master bathroom and the ensuite, we have fitted heated towel rails that act as radiators in the winter, as well as being a method of drying towels when it is not suitable to dry them outside.

To operate the unit, press the white button on the thermostatic control at the base of the heated towel rail. This will change the light from red to green to show the unit is heating. The thermostat can be altered depending on air temperature and time of the year, and a setting of 3 or 4 is normally sufficient. The temperature ranges from the lowest being a frost control, to a maximum of 9.

RESTORING POWER IN THE EVENT OF A POWER FAILURE

The property was completely rewired in 2008 when we undertook the renovation, so all electrics are new and conform to the latest safety standards. It is important to note that the power available in the property is balanced across all appliances, so to minimise the risk of a power cut we would ask you to ensure that the heaters are not placed any higher than "4" on the thermostats. It may help to know that the oven and hob use large amounts of electricity when in full use, so it is helpful to use other appliances (dishwasher and washing machine) once these appliances are no longer switched on. The property has an RCB fuse box which means if the power trips you out, you simply lift the

relevant lever to restore power to that circuit. In the event of a power failure, please follow these steps:

1. The fuse box is located in the walk-in cupboard in the lounge (on the right if looking from the patio doors). Please enter this cupboard with a torch.
2. Locate the circuit that has fused (each circuit has the working in French, and then in English below).
3. Lift the switch that has been tripped to restore the power.
4. If the switch trips immediately upon activation, please unplug the item that is caused the problem (e.g. a lamp) and try again.
5. If this is the cause of the problem, please do not use the item again and report this to either the property manager or myself when you leave.
6. If the power is not restored by using the switches in the fuse boxes, it might be that the main power to the house has been tripped out. In this case, please go to the cupboard at the far end of the lounge on the right-hand side of the wall. In this cupboard you will find the electricity meter, and below this a large switch which will be in the off position if the power to the house has been disabled. Return the switch to the on position and the power should be restored. If this does not work, please contact the property manager for assistance.
7. However, if you have a more significant problem that cannot be isolated by removing a specific plug, please contact the property manager who will arrange for our local electrician to visit the property to remedy the problem.

LOCKING THE DOORS

The property is fitted with modern security doors which use shoot-bolt technology. Whilst the methodology for locking the doors is simple, we have provided the following summary to assist you.

The doors are unlocked in a conventional way by turning the key in the lock, from either side, and then pushing the handle down to open the door.

To lock the door; close the door as normal and push the handle upwards until it will not go any further. The handle should now be at about 45 degrees to vertical, and it is then this motion that bolts the door internally. With the handle held up, rotate the key to lock the door and remove the key. When you release the handle, it will naturally return to the horizontal position.

OUTSIDE LIGHTING

On arrival at Le Bois, between dusk and dawn, the property benefits from a security lighting system to assist you in your approach to the front door.

The wall lights can be manually switched on using the waterproof override switch on the wall near the front door to enable you to sit out on an evening without having to keep moving.

ADVICE FOR LIVING IN A RURAL LOCATION

Please remember that you are staying in a rural property, and as such there are a few essential things to remember to make your stay as quiet and peaceful as possible.

1. As you are surrounded by the wildlife associated with this region, you should remember that this same wildlife fills its days and nights foraging for food. Animals do not generally differentiate between an open door to a house and that of a barn. As a result, we would strongly advise that all perishable food be kept in the fridge / freezer when not required, and that perishable food be stored in the cupboards which all have magnetic locks on the inside.
2. Again, to enable guests to enjoy the fantastic views and climate here in the Loire Valley, we have fitted stable doors to the property to allow you to enjoy the fresh air without risking a visit from any passing wildlife. In general, we advise that the doors be kept split during daylight hours and closed at dusk. We would also advise that the lounge doors be kept closed if you are not on the rear patio or in the lounge area.
3. Please ensure that the rubbish bin in the kitchen is used as your method of storing waste and that it is taken to the outside bin when you change the bin liner.

Please note, we do not have a problem with local wildlife as a rule but for the benefit of yourselves and future guests, we would ask you to assist in keeping the house free of unwanted guests!