



Villa Karissa

Luxury Villa in Zakynthos Greece

Welcome

Set amongst the olive groves in the tiny village of **GERAKAS**, to the south of the island of **ZAKYNTHOS ZANTE, GREECE**, is the three bedroom stone built Villa Karissa. It is available for holiday rental from May to October from just **£520** per week. A five five minute walk to local shops, tavernas, the turtle research centre and the delightful Gerakas secluded and sandy beach. The town of Zante and its fishing port is just a 30 minute drive away

It is the perfect place for a relaxing & peaceful holiday, exclusively yours for the duration of your stay. We are not a package holiday company, this is our own **private villa**, so you have to book your own flights from whatever airport you prefer and at times that suit you. Whilst we leave you alone while you're on holiday in our villa you're not totally abandoned as we do have our representatives to sort out any problems should they occur and to advise on excursions, car hire and local amenities should you need them to

The villa itself is 148sqm and the surrounding private garden is 1500sqm. The freshwater swimming pool is 8m x 3.5m and because the villa is south facing it captures the sunlight from dawn to dusk. Each room has its own superb view of either olive groves, mountain area or the Ionian Sea with views of surrounding Greek Islands. Boat trips and excursions are available locally to tour the island of Zante and ferry's to take you to Kafelonia or the Peloponnese Islands. The Ionian Sea surrounds a beautiful part of the world and you could be there taking in the sun, eating traditional Zakynthian dishes in many of our local tavernas or sitting in our garden under an olive tree reading a book

A car is not essential at Villa Karissa as much of what you should require is within walking distance. But remember the villa is in one of the quieter parts of Zante and night clubs and discos are not available. Should you feel the need for a lively night out, Argassi is a 15 minute drive away. Argassi has a strip of bars and restaurants to suite all ages



- Bedroom one is on the ground floor; it has two single beds, double wardrobes, bedside cabinet, air conditioning and has its own patio area leading into the garden. The toilet and shower/bath room although not en suite is also on the ground floor.
- Up the wooden staircase leads you to a large landing and master bedroom two. The furniture comprises of a double bed, double wardrobe, six drawer chest, bedside cabinets, air conditioning, and spectacular views of the surrounding area and has its own balcony with sea views.
- Bedroom three has a double wrought iron bed, double wardrobe, six drawer chest, bedside cabinet, air conditioning and again spectacular views of the surrounding area and sea views from the balcony.
- The ground floor bathroom consists: Bath and shower, WC, mirrored lighting over the large wash basin. The ground floor utility room contains a washing machine, iron & ironing board, cleaning utensils and hot water boiler.
- The upper ground floor bathroom consists: shower & tray, WC, mirrored lighting over the large wash basin.
- The ground floor patio has table and chairs for six people and a two seat table for intimate dinner dates! The balcony has table and chairs for four people. Six sun loungers and two parasols are also provided or just simply relax and read a book under the shade of one of our olive trees.
- An abundance of plants have been added to the garden and will show a mass of beautiful colours during the summer months. A leaf covered pergola and outdoor BBQ is also provided for alfresco cooking.
- The 8m x 3.5m freshwater swimming pool compliments the villa in its entirety, with plenty of room for sunbathing

In view of the house having a raised terrace it is not ideally suited for young children and unfortunately we are unable to accommodate children under the age of 5 years

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|---|-----------------------------------|
| ◆ Sleeps 6 in 3 bedrooms | ◆ BBQ and outside dining area |
| ◆ 2 Bathrooms | ◆ Large garden |
| ◆ Free Air conditioning | ◆ Parking |
| ◆ Fully equipped kitchen | ◆ Walking distance to two Beaches |
| ◆ TV, DVD, radio, PS2, games & books | ◆ Walking distance to Tavernas |
| ◆ Comfortable lounge & dining (non smoking) | ◆ Airport 30 minutes drive |
| ◆ Separate utility room | ◆ Car not essential |
| ◆ Private swimming pool (maintained 3 times a week) | ◆ Quiet & safe location |

Golden sand beneath your feet

Just 500 meters away and for sure one of the most beautiful is Gerakas Beach. It consists of a long sand tongue ending in a small promontory diving into the sea. As this is area is protected by The National Marine Park of Zakynthos do not expect peddlers selling their wares, but just the sound of the waves gently rolling into shore. We are very proud of this beach for the stunning views and the cleanliness of it.

Members of the Organization for the Protection of Sea Turtles place signs on the beach which inform the visitors about the protective measures of the egg laying of *Caretta-Caretta*. During the egg hatching season there is the possibility to assist and admire thousands trying to reach the sea

So if you get tired of lounging in the garden or patio area, a short stroll passing a few tavernas on the way (if you feel the need of a cooling pit-stop drink!) and mini super market will take you to this lovely beach. Sun beds and parasols are readily available at a local fee, should you decide to stay for the day. Try your hand at fishing from the tip of the cove or be adventurous and try snorkelling.

Just a 10 minute walk from the villa will lead you to the beautiful Porto Roma Beach again passing a few more tavernas and a mini super market on the way. The fresh fish restaurant at Porto Roma Bay boasts spectacular views and has its own marina set amongst the rocks

St Nicholas Beach is a 5 minute drive away and has an array of water sports to offer including wind surfing, water skiing, Paddy diving school and many other water sports and facilities. Several tavernas to choose from on the way and, around the beach. Up in the rock face is a tiny church where spectacular views of Zakynthos Town can be seen.

Banana Beach is a 15 minute drive and is actually two beaches in one. The main beach is decked with sunbeds and has a beach bar tucked away in the pine forests and is very popular with younger people. The second beach lies just around a rocky headland and is one of the islands semi-official nudist beach.

Zakynthos

At the top of the Skopos mountain just to the back of the town of Argasi is a small monastery built in the 15th century to honour the Holy Mother. From here it is possible to view the entire island with unforgettable landscapes that the Venetians appreciated and to which they gave the name Belvedere. It was built on the ruins of the ancient temple of Artemis in Byzantine style St Dionysios Church is the biggest in the city and is dedicated to the protector of the Island it is located along the main road of the harbour. It was built in 1948 and survived the 1953 earthquake. Its bell tower stands out among the different buildings and is recognisable as soon as you enter the Port.

Among the artists who contributed to the magnificence of this Church is the painter Doxara and the Chaser Bafas who engraved the silver reliquary in where the mortal remains of Saint Dionysios lay. The bell tower is surrounded by numerous bulbs and during the night creates a spectacular view.

Keri Caves, only accessible to by sea with private boats or marine excursions, has developed along the promontory of Marathia Cape in the south west area of the island. While visiting the caves it is possible to stop and swim or sunbathe in many of the small coves. The Ionian Ocean boasts clear turquoise green waters

We cannot omit the enjoyment to be had in the southern part of the island. The main towns boast every sort of shop, bar restaurant and disco. With plenty of beer and wine where you can dance and have fun until the early hours should you desire. Try Laganas, Kalamaki, Argassi, Tsilivi and Alykes!



Accommodation & Facilities of Villa Karissa

	Gerakas - Zakynthos (Zante) - Ionian Islands ó Greece
Property Type:	Stone House (detached)
Accommodation:	Self- catering
Location Type:	Near the sea, away from it all, safe
General:	Linen provided, towels provided, all changed weekly
Kitchen:	Fully equipped with, fridge freezer, oven, hob, grill, dishwasher, microwave, double sink & drainer
Utility room:	Washing machine, iron & ironing board, cloths ainer, mop, brooms
Dining:	Dining area, seating for 6 people
Living Room:	Living area seating for 6 people
Bathrooms:	Bathroom 1: bath with shower, toilet, sink Bathroom 2: shower, toilet, sink
Bedrooms:	3 bedrooms, sleeps a maximum of 6 people bedroom 1: 2 single beds, 1 double wardrobe, bedside cabinet, double doors lead onto patio area bedroom 2: 1 double bed, 1 double wardrobe, bedside cabinets, double doors lead onto balcony bedroom 3: 1 double bed, 1 double wardrobe, bedside cabinet, double doors lead onto balcony
Bedroom notes:	All bedrooms have free air conditioning, hairdryers
Entertainment:	Flat screen TV, DVD player, radio (ipod can be connected to radio speakers), PS2, games, books, garden games
Outside:	Large patio overlooking garden, barbecue with spit, garden, parking, covered sitting area, 8 garden chairs, 2 tables, 6 sun loungers, sun umbrella, 4 chairs & table on balcony, outside shower
Swimming Pool	Freshwater pool. Dimensions: 8m x 3.5m Depth: 0.6m - 1.7m Access: Chrome ladders, night time lighting
Suitability:	Children over 5 welcome, pets not allowed, wheelchair inaccessible, non smoking
Local Activities:	Swimming, tennis, walking, wind-surfing, diving, jet ski, snorkeling, Nanas horse riding
Booking Seasons:	Villa Karissa opens in April for Greek Easter and closes at the end of October
Weekly Rental 2011:	Low season May & October £520 - Mid season June & September £890 - High Season July & August £1090
Walking Times :	Beach 5 minutes, supermarket 5 minutes, bars, restaurants & tavernaø 5 minutes. Vasilikos 15 minutes
Approx drive times :	Argasi 15 minutes, Zante town 20 minutes, Airport 30 minutes. Lagana/Kalamaki 35 minutes
Languages spoken:	Greek, English, Italian
Nearest airport:	Zakynthos (Zante)
Nearest ferry port:	Zakynthos Town for the mainland, Kefalonia, Kilini, Italy
Car:	Not a necessity, car & bike hire locally, taxi service locally



Two sets of snorkeling equipment (goggles, snorkel & flippers) are available to use but please take care and supervise any children. Never go snorkeling on your own. These are provided as an extra so if they do happen to get damaged, please replace them.



Large beach towels are provided so there is no need to pack and fill your suitcase. We do however, request that you wash and dry them prior to your departure as this is not included in the villa clean. Also provided are adapter plugs, night glow lights and hairdryers.



Many games and books are provided in the villa, to play indoors or in the garden. There are board games, Boulez, playing cards, crib board, connect4, quoits fall down, chess and a Playstation 2.



How do I book my villa holiday?

Well with Villa Karissa it simply couldn't be easier. You can make all the arrangements with just one phone call or with the click of a mouse at www.villakarissa.com

Yes, you can book online by visiting our website and clicking the **Prices & Availability link**. Here you can check the availability before you decide which dates are best for you.

If the dates you require are available simply click the **Make a Reservation link**, complete the form and hit the submit button. We will confirm your reservation within 12 hours

A 25% deposit is required by return when we confirm your booking to you in writing. The balance is due 8 weeks prior to your departure of which we will remind you

We request you agree to our terms and conditions which are enclosed with this pack. You can also read a copy on our website



Top 5 Questions

1) What is the closest airport to Villa Karissa?

Zante Airport is 35 minutes away by car

2) Does Villa Karissa have a swimming pool?

Yes Villa Karissa has an 8m x 3.5m freshwater swimming pool. Shallow end starts at .9m to a depth of 1.8m with night lighting

3) Can we help with flights, car rental and taxi transfers?

We can advise you who to contact for flights and car rental or search for the best deal that we can find, however you must book and pay yourself. We are able to provide transportation from the airport to the villa depending on party size (payable locally)

4) Will I receive confirmation of my provisional reservation?

We will immediately send you an email confirming your provisional reservation which will include links to flights, car rentals, and additional information about the facilities at Villa Karissa. When you are ready to confirm the reservation we require a 25% deposit. If you are traveling within 8 weeks payment is required in full otherwise the balance is due 8 weeks prior to your departure

5) Do you accept credit and debit cards?

You can make payments with credit cards via our online PayPal account (fee applies) or you can pay direct into our bank account online or we can accept payment by cheque



Some of our visitors comments

Just back last week from a holiday with my family at your wonderful villa. Everything was absolutely perfect - we even tried to think of something you could have put in the villa for our greater comfort and we couldn't come up with a single thing! The location, the house itself, the grounds and the pool make for the idyllic and relaxing holiday. Thank you Mike and Kay for your help over our bus queries. We will recommend you far and wide. Helen, Ian, Annie, Karen and Ken. Bedfordshire

Thanks again for the villa, our second time and would recommend to anyone wanting to appreciate the beauty of a magnificent island with the luxury of a fantastic base. The swimming pool has made a huge difference, a complete source of luxury and a short distance to paradise !! Jerry Carol Essex August

Flaming June: Cloudless sky, Sun beating down, cooling Pool, clear mind.....peace, serenity. Meals of local produce on the verandah as the Sun goes down. After-dinner drinks as the Moon rises, the Owls hoot, the distant sound of spent surf breaking on the nearby beach. Gentle lighting breaking the evening darkness to allow you to survey your temporary private Kingdom.....a short expedition to the Belvedere for a Balcony Cocktail, the leisurely stroll to return 'Home' to a peaceful sleep ready for the same thing tomorrow! Poetry??.....No! Villa Karissa. First time in 10 years coming to the Island we've not wanted to move.....Thank you. Paul & Margaret, Worcestershire



Out of season travelling

You can only fly direct to Zakynthos from May to October from most UK airports. It is possible to visit the island outside of these dates but you will have to travel via Athens International Airport or by ferry from Italy.

From Athens you can get a connecting flight with Olympic Airways or rent a car at the airport and drive to Kilini (approx 4 hours) and Jump on the ferry to Zakynthos Port (1 hour). It is also possible to get a bus from Athens.

If you are a seasoned or regular traveller and like an adventure then out of season visits to the island are highly recommended. Most of the tourist areas are closed and you get the opportunity to blend in with the local way of life. On the way spend time in Athens, maybe visit other nearby islands like Crete or Kafalonia or simply relax in the villa and enjoy all its amenities.

Please be aware that most local shops and tavernas are closed during the winter period and a car is essential. However, the main town and fishing port of Zakynthos goes about its normal business and is so enjoyable both day and night you can spend hours sipping coffee and people watching!



Arts & Craft



Hanne Mi creates stoneware ceramics in her studio in Vasilikos, just a 10 minute walk away. Her work includes unique tiles suitable for floors and walls, sculptures small and large scale, fountains, pottery mugs, plates and salad bowls.

Eating Out

Eating out in Greece is a national pastime and a leisurely pleasure. Whether dining at a local taverna or an elegant restaurant, Greeks take their time over food. The native cuisine is delightfully uncomplicated and quite different from what's found in Greek restaurants abroad. Much of the cooking relies on simple seasonings and fresh meat and vegetables.

It's common for Greeks to make a lunch of mezedes, or hors d'oeuvres. Typical dishes include fried meatballs, squash balls, octopus, shrimp, squid, cheese, olives, stuffed vine leaves, tzatziki (garlicky yogurt and cucumbers), eggplant dip, small sausages and giant beans. You can find mezedes at an ouzeri (serving ouzo, an anise-flavored liqueur) or at a mezedopolio (serving locally produced wine or beer); both of these types of restaurants are open only during the day. For the evening meal, Greek tavernas serve such specialties as moussaka (lamb, eggplant and bechamel sauce), kabobs, pastitsio (lamb or goat meat with macaroni and tomatoes), stifado (braised beef with onions) and paidakia (grilled lamb or goat chops).



Trips & Excursions

When visiting the Island of [Zakynthos](#) your holiday will not be complete without a visit to the many interesting sites including the magical [Blue Caves](#) and the historic [Shipwreck](#) in its own private cove. Two local companies can take you on a catamaran to see the Loggerhead turtles as mentioned below. There are many ways to tour the island, you could explore by hiring a car or choose to join a tour by air-conditioned coach or boat.



Tavernas within walking distance

Babbis Taverna, Perfecto Snack Bar, Galini Taverna, Porto Roma, Delfinia Taverna, Calypso Bar, Gerakas Taverna, Nikoç Taverna, Steak Bar, Ionian Restaurant, Simply Greek, at least four more local tavernas can be found in the surrounding area

Eco-tourism activities in the National Marine Park of Zakynthos

Nature World Travel is an eco-tourism agency based at Gerakas, the southern most peninsula of the Greek Ionian island of Zakynthos, home to the critically endangered Loggerhead Sea Turtle. Nature World Travel first opened in 2003, with the aim of providing tourist excursions in the area of the National Marine Park of Zakynthos, specifically Laganas Bay, but done sensitively, so as not to disturb the turtles or other wildlife. Many of the turtle spotting tours advertised are indiscriminate and pursue turtles relentlessly, often telling tourists "see a turtle, or your money back". Frequently each summer we see turtles surrounded by so many boats that they are unable to get away. Turtles are notoriously sensitive creatures, easily stressed, and are often forced to dive under boats to try and escape. This can lead to propeller injuries which can be fatal.

We believe there is a different way of showing visitors these ancient creatures. We are fully dedicated by constitution to "promote environmental awareness to visitors of the National Marine Park of Zakynthos (NMPZ) and contribute to the protection of the area, following the NMPZ Management Body Guidelines." This means that our trips and our guests adhere to the strict guidelines and laws of the NMPZ. We do not chase turtles, we do not dump rubbish/empty septic tanks into the water. We do not enter A-Zone, we travel no faster than the 6 knots speed limit in zones B and C, and we take only a small number of people at any one time on each trip (which is better for both the wildlife and our guests). We have a volunteer from Archelon, Sea Turtle Protection Society on our trips to inform our guests about the Loggerheads. - We believe that informing tourists is half the battle won in the bid to protect the turtles and their habitat. We do not make noise to attract the turtles' attention, nor do we enter the water to swim with them. We remain at least 10 metres away from the turtles, and stay no more than 5-10 minutes at the most, so as not to disturb them. We merely observe them in their natural habitat.

Nature World Travel is owned and managed by Yannis Vardakastanis, a Zakynthian with a long history of working for the environment and offering alternative vacations to those seeking to escape the onslaught of mass tourism. Yannis has fought for many years to keep Gerakas from over development, indeed he grew up here so the area is very close to his heart. He built the Wildlife Information Centre at Gerakas, and the Gerakas you see today is down to him - he was here long before the marine park. Please take the time to visit the center. We are fully committed to providing all our guests with a wide range of activities and services whilst supporting the efforts to promote and the environmental wealth of Zakynthos. We donate a percentage of our income to the National Marine Park.



The National Marine Park of Zakynthos (N.M.P.Z.) is the recently established marine park situated at the southern most part of the island of Zakynthos. The Presidential Decree for the establishment of the N.M.P.Z. was signed on the 1st of December 1999 by the President of the Greek Republic. The Marine Park's objectives are to preserve the natural environment and conserve the ecological balance of the marine and coastal area of the Bay of Laganas and of the Strophadia Islands. Within the Marine Park is the most important loggerhead sea turtle *Caretta caretta* nesting rookery in the Mediterranean, a habitat essential for protection.

The National Marine Park of Zakynthos is the first of its kind in Greece comprising of a Management Body and it will be an example for other areas in Greece requiring integrated management.

Booking form

EXAMPLE

The booking of The Villa Karissa does not include flights, holiday insurance, car hire or any additional activities such as water sports.

Contact: Mike Wooldridge + 44 (0) 1245 325747 or Mobile Number +44 (0) 7860 847768

BOOKING FORM: The Villa Karissa

FULL NAMEõ õ

ADDRESSõ õ õ .õ õ õ õ õ ..õ õ õ õ õ õ õ .

HOME TELEPHONE.....MOBILEõ õ õ õ

EMAIL ADDRESS

BOOKING PERIOD DATES:

ARRIVAL DATEõ õ ..õ õ õ .õ ..õ õ õ õ .õ ..FLIGHT NO:õ õõ õ õ õ õ ..ARRIVAL TIME LOCALõ õ õ õ õ .õ õ ...

LEAVING DATEõ ..õ õ ..õ õ ..õ õ õ õ õ FLIGHT NOõ õ õ õ ..õ õ .õ õ .LEAVING TIME LOCALõ õ õ õ õ õ

NUMBER OF PEOPLE IN YOUR PARTY: ADULTS.....CHILDREN..... (OVER 5 YRS ONLY)

- VILLA RENTAL COST £..... as stated on our website and your written confirmation
 - MEET AND GREET £õ õ õ õ õ õ õ (£40) our representatives will meet you at the airport and drive you to the villa (max 4 people)
 - WELCOME HAMPER £õ õ õ õ õ õ õ (£30) local food provisions provided, bread, cheese, milk, eggs, water, wine etc (see list)
 - WELCOME MEETING £õ õ õ õ õ õ õ (£30) meeting at the villa to provide local information etc. State preferred dayõ õ õ õ õ ..
 - MID WEEK CLEAN £õ õ õ õ õ õ õ (£55) one additional villa clean plus towel & linen change, normally mid week Weds
- Please note the villa is prepared for your arrival with fresh linen & towels, subsequent cleans unless the above is added are carried out on a Sunday between 9am . 11am
- YOUR TOTAL COST £.....
 - 25% DEPOSIT £..... (25% of the **villa rental cost only** which you should enclose with this form)

The balance, plus a £200 security deposit is payable on / /2010 (8 weeks before departure) a reminder will be posted to you. (Take away the 25% deposit paid from your total cost and add £200 this gives your final payment due to us)

I HAVE READ YOUR TERMS AND CONDITIONS WHICH WERE ATTACHED AND ACCEPT THEM ON BEHALF OF ALL MY PARTY WHO WILL RESIDE IN THE PROPERTY, ON WHOSE BEHALF I AM DULY AUTHORISED TO MAKE THIS AGREEMENT. I AM OVER 18 YEARS OF AGE. please tick box

DATE.....SIGNED.....

NB 25% deposit is required before a booking can be confirmed which is non-refundable (see clause 5). You are strongly advised to take out a Travel Insurance policy with a cancellation clause. Lettings are from Sunday (3.00pm) to Sunday (10.00 am) unless agreed otherwise. Prices quoted on our website are for one week.

Cheques should be made payable to **Mike Wooldridge**
Post to: Mike Wooldridge, 151 Hullbridge Road, South Woodham Ferrers, Essex, CM3 5LN
Payments can be made direct into our bank HSBC sort code: 40 -17 - 03 account No: 01070002
Or contact Mike on . villakarissa@hotmail.co.uk Web address . www.villakarissa.com
Or telephone Mike on 07860 847768 or 01245 325747

Terms & Conditions

1. The property known as Villa Karissa (the Property) is offered for holiday rental subject to confirmation by Mike Woodridge (the owner). The person's name that appears on the booking form is known as (the client)

Reservations

2. To reserve the Property, the client should wherever possible complete & submit our online reservation form. Within 12 hours you will receive by email, confirmation that the dates you require are available. A reservation letter will be posted to you along with a booking form. Please complete & sign the booking form & return it together with payment of the initial non-refundable deposit (25% of the total rent due). Following receipt of the booking form & deposit, the owner will send a written confirmation. This is the formal acceptance of the booking.

Payments & Cancellation

3. The balance of the rent together with the security deposit (see clause 4) is payable not less than eight weeks before the start of the rental period. If payment is not received by the due date, the owner reserves the right to give notice in writing that the reservation is cancelled. Reservations made within eight weeks of the start of the rental period require full payment at the time of booking.

4. A security Deposit of £200.00 for the rental period is required in case of, for example, damage to the property or its contents. However, the sum reserved by this clause shall not limit the Client's liability to the owner. The owner will account to the client for the security deposit & refund the balance due within two weeks after the end of the rental period.

5. Subject to clauses 2 & 3 above, in the event of a non-insurable cancellation, refunds of amounts paid will be made if the owner is able to relet the Property, & any expenses or losses incurred in so doing will be deducted from the refundable amount. The client is strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) & to have full cover for the party's personal belongings, public liability etc, since these are not covered by the owner's insurance.

Check in Check out

6. The rental period shall commence at 3.00 pm on the first day & finish at 10.00am on the last day, unless agreed otherwise. The owner shall not be obliged to offer accommodation before the time stated & the client shall not be entitled to remain in occupation after the time stated. Maids may still be cleaning the property up to 2pm & may arrive as early as 9am on the day of your departure.

Villa Occupancy

7. The maximum number to reside in the Property must not exceed six persons unless the owner gives written permission. Unfortunately we are unable to accommodate children under the age of 5 years. Furthermore the owner or representative must be informed of any additional people staying in the villa overnight. The number of people staying in the villa must not exceed the maximum number as stated above or exceed the number of people stated on your booking form held by the owner. The owner or representative will ask any person to leave the villa in case of non compliance. The villa is booked solely for normal holiday use & may not be used in any other manor. Pets/animals are not allowed unless agreed in writing with the owner.

Behaviour

8. The Client agrees to be a considerate tenant & to take good care of the Property & to leave it in a clean & tidy condition at the end of the rental period. Although a final clean is included in our season prices, the owner reserves the right to make a retention from the security deposit to cover additional cleaning costs if the client leaves the Property in an unacceptable condition. The client also agrees not to act in any way which would cause disturbance to those resident in the neighboring properties. We reserve the right in our absolute discretion to terminate your stay in the villa if your behaviour is likely, in our opinion or our representatives to cause distress, damage, annoyance or danger to our representative or any third party.

Swimming Pool: The pool is 8m x 3.5m with steps leading to .9m shallow end & ladder access to 1.8m deep end

9. The client agrees not to use the swimming pool before 07.00hrs & after 21.00hrs. Diving in the pool is strictly prohibited. We do not claim that the villa is totally child friendly. Care should be taken, especially around the pool area with **supervision being given to children at all times, we do not claim that the pool is entirely child friendly**. Breakable items such as glass & crockery should not be used around the pool, you will be liable for drainage & cleaning costs should such items be broken in or around the pool. In the event of an incident in or around the immediate area of the pool, you must report this to our villa representative who will attend the villa & immediate action will be taken to correct the problem. You will be instructed in writing to cease using the pool until a repair is facilitated.

10. The client shall report to the owner without any delay any defects in the Property or breakdown in the equipment, plant, machinery or appliances in the Property or garden, & arrangements for repair or replacements will be made as soon as possible.

Welcome Hamper

11. A food starter pack (welcome hamper) is available on request but we do not cater for particular diets/allergies. The pack is designed to allow light refreshments upon arrival. A list of products provided will be given to you when you make the booking.

Villa Clean

12. The Property will be prepared for your arrival, clean linen & towels are provided. Subsequent cleans during your stay are carried out on a Sunday between 9am . 11am. Please be aware the housekeepers will gain access to the Property if unoccupied at the time. All linen & towels are replaced.

Household Stores

13. A small number of dishwasher tablets & cleaning products may be provided & we ask that you purchase more should you use these items up. Toilet rolls are provided when you arrive at the villa but not for the duration of your stay.

Out of our Control

14. From time to time building work & associated noise is unavoidable. We do not control such work & do not always receive advance notification of when it will begin. Where we are aware of such building work we will notify you as soon as possible if we believe the work will affect your holiday. If we consider the work will have a significant affect on your holiday, we will do our best to provide comparable arrangements.

The owner shall not be liable to the Client:

For any temporary defect or stoppage, in the supply of public services to the Property, nor in respect of any equipment, plant, machinery appliance in the Property, or garden. For any loss, damage or injury which is the result of adverse weather conditions, riot, war, strikes or other matters beyond the control of the owner. For any loss, damage or inconvenience caused to or suffered by the client if the Property shall be destroyed or substantially damaged before the start of the rental period & in any event, the owner shall, within seven days of notification to the client, refund to the client all sums previously paid in respect of the rental period.

Under no circumstances shall the owner's liability to the client exceed the amount paid to the owner for the rental period. This contract shall be governed by English law in every particular including formation & interpretation & shall be deemed to have been made in England