

FREJUS 2009

DOMAINE DE L'AMPHITHEATRE
178 RUE ARMAND DUVIVIER
83600 FREJUS, VAR

Two Bedroom Apartment in a 'Residence Fermée



The accommodation is a 2nd floor 2 bedroom apartment (top centre in picture) in a recently constructed high quality development, within easy walking distance of the historic centre of Fréjus. It is a Residence Fermée with remote controlled barrier entrance for greater security. A parking space is included with the accommodation (foreground).

Summer view from the main balcony



Access is via a lift and there are 2 balconies, one at each end of the apartment. The larger one (far side) provides splendid views over the surrounding provencal countryside and gets the afternoon and evening sun; the smaller one (see top photo) has a view over the residence and is ideal for breakfast in the morning sun.

A large swimming pool is provided for the use of the residents (open June – mid September).

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ACCOMMODATION

MAXIMUM OCCUPANCY FOUR PERSONS - NO PETS.

LIVING ROOM / DINING ROOM:

This has splendid views over the Provencal countryside, including the Massif de Maures and the hills and mountains towards Fayence and Bargemon

The picture is taken from the large west facing balcony.



There is a comfortable 3 piece suite and a dining room table, which can extend to seat eight.

A wide-screen TV (28"), video recorder and DVD player are provided, all capable of playing tapes from the UK.

On the shelving unit, there is a Hi-Fi system with CD, tape and radio.



Various books are provided and there is a complete file of useful information and instructions, with operating instructions for all the items in the apartment.

There are double french doors leading out on to the large balcony which contains a table, 6 chairs and 2 sun loungers.



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ACCOMMODATION (continued)

BEDROOM 1 has twin beds for maximum flexibility. They can be kept separate or pushed together to form virtually one double bed.

A second door opens on to the west facing balcony.



BEDROOM 2 has a double bed, a wardrobe and a chest of drawers. A door leads on to the smaller east facing balcony.



THE KITCHEN is well equipped with units and built-in washing machine/drier, fan assisted oven, hob, fridge and dishwasher.

A second door leads on to the east facing balcony.

There is a small folding table and 2 folding chairs for use on the balcony, which is ideal for taking breakfast in the sunshine.



THE BATHROOM has a bath with a shower together with a basin in a built in unit.

There is a separate toilet.



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GENERAL INFORMATION

We hope that the following will be useful in explaining various important points on the use of the property and will answer the majority of your queries:

View from the breakfast balcony



- 1 We have made arrangements with a local resident, Madame Bonduel (your contact), for the collection of keys, entrance to and explanation of property details, and leaving the keys with her plus inspection of property on departure. She will be arranging the cleaning, will answer any queries and deal with any problems that may occur.

There is also a caretaker on-site during normal weekday working hours; the caretaker's office, known as the forum, is shown in the picture above behind the white car. The picture is taken from the east facing balcony of the apartment.

2. On arrival, you will be provided with the key to the apartment (which opens both the door to the apartment and the main entrance doors to the block), the key for the car park space barrier and the Remote Controls for the entrance gate and the swimming pool access. The latter is used to open the main entrance barrier to the residence, to gain access by car. However there is additional parking outside for visitors and a pedestrian gate
3. The key to the apartment also opens the door by the entrance, to the stairs. This can be used in the unlikely event of the lift being out of operation or by those people who do not like lifts.
4. Also in the entrance way to the apartment block, is a room which contains "wheely bins" for depositing rubbish. These are emptied daily.
5. Barbecues are prohibited within the apartment complex, but a grill is provided in the kitchen.
6. There is electric heating for year round use and ventilation in the toilet, bathroom and kitchen is provided by a central ventilation system (VMC – Ventilation Mécanique Centralisée). Your contact will explain how to switch on the electrics and how to advance the system to provide hot water quickly. There is also an 'Intercom' Security system for letting people into the apartment block.

GENERAL INFORMATION (continued)



7. Other items provided in the apartment are an iron and an ironing board, a hair dryer, and vacuum cleaner.
8. A complete file of instruction books for all items in the apartment is provided. This must not be removed. Please also respect the rules relating to the apartment complex, in particular those for the swimming pool.



9. The pool is open from June to mid-September and meets all the latest French safety regulations. There are changing rooms and toilets by the pool and there is a key code entry system, the code changing regularly to keep the pool private. Your contact or the caretaker will help explain the rules and details.
10. Since the apartment is situated on the top floor with balconies at both ends, it is not suitable for children under the age of ten.

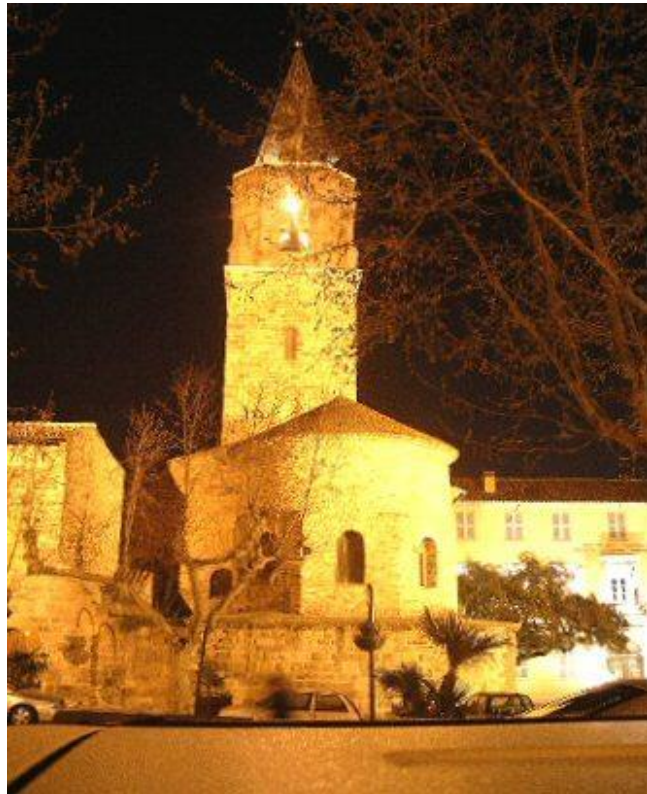
FREJUS APPARTEMENT DOMAINE DE L'AMPHITHEATRE

ENVIRONS

The apartment is situated within easy walking distance (five minutes) of the town centre of Frejus. This is a lovely Provençal town, famous for its Cathedral and Roman remains. The old town centre retains its medieval atmosphere with some good restaurants in the main square. Here you will also find boulangeries, a town supermarket and a good range of shops.

The beaches of Frejus Plage are about 1 mile away from the centre and link with the beaches at Saint Raphael. The latter is a lively all year round resort with a good shopping centre, casino and night life.

There is a 'Centre Commercial' complex at Puget-sur-Argens, approximately 5 minutes drive from the apartment, and there is a local Intermarche supermarket within a few minutes drive from the apartment.



Access is very easy by virtually every means of transport:

ROAD A five minute drive to the A8 motorway, which comes from Paris and the Channel Ports and continues on to Cannes (25 minutes), Nice (40 minutes), Monaco (1 hour) and the Italian border at Ventimiglia (1 hour 15 minutes).

AIR Nice Airport is approximately 40 miles away, with regular services from most major UK airports, with many 'no frills' services as well as regular scheduled flights by the major airlines. Further away are Toulon (StTropez) and Marseille airports both served by Ryanair, the latter is on a direct route by both motorway and train.

RAIL Overnight sleeper/courette services from Calais and Paris to Saint Raphael. Eurostar from London (Waterloo) to Lille, changing to TGV direct to Saint Raphael. Car-hire facilities are available at the station. There is an excellent and frequent service along the coast, stopping at all the major resorts between Saint Raphael, Nice and Ventimiglia. Many also stop at Frejus station, about 10 minutes walk from the apartment. There are motor-rail terminals situated at Frejus, Nice and Avignon with overnight services to Paris and various services to the Channel ports.

BUS The whole of the Frejus Saint Raphael area is covered by a network of bus services.

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ENVIRONS (cont'd)



The apartment is situated at the end of Rue Armand Duvivier (No 24 on the map opposite)

Boulangeries, general shops and a small town supermarket can be reached easily on foot in the centre historique

Intermarche and Casino supermarkets are situated by the round-about at the end of the Ave Corps d'Armee (No 2 on map).

Two major supermarkets are on the Puget/Argens –Toulon road (Carrefour) & at the end of the Avenue du 8 Mai 1945 (Geant) by the Rond-point de l'Aero navale

The town's beaches are either side Port Frejus (bottom right of map)

The route to the motorway is along Ave de l'Agachon

General view of Frejus Saint Raphael in relation to Cannes, Sainte Maxime and Saint Tropez.

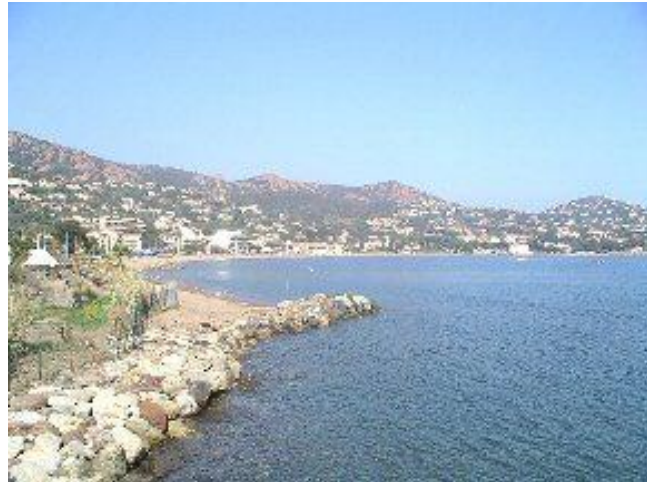
The following page which describes the facilities of the area will refer to a number of places shown on this map.



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* **BEACHES** – There are a great variety within a few miles of the apartment. The nearest are at Frejus-Plage and Saint Raphael. Between Saint Raphael and Cannes, there are many fine beaches along this spectacular stretch of coast

Boulouris, Agay (right), Miramar and Theoule-sur-Mer. Alternatively, along the coast road in the other direction is Saint Tropez (18 miles), and the splendid seaside resorts of Saint Aygulf, Sainte Maxime and the 'Venice of the Cote d'Azur' Port Grimaud



* **SPORTS** - **Golf** – there are two major Golf Courses at Valescure approximately two miles from the apartment. There is the long established 'Golf de Valescure' and the relatively new 'Golf Esterel' which is a venue for international tournaments. The latter also possesses a 9 hole 'Academie Course' for beginners. About 5 miles from Frejus, there is Golf de Roquebrune situated close to the picturesque Provencal village of Roquebrune-sur-Argens. <http://www.golfdevalescure.fr/>

Tennis – Frejus Tennis Club is approximately 1 mile away from the apartment on the way to Cannes by the RN7. It has both covered and outdoor courts, which are floodlit in the evening; there are also courts at the Golf de Valescure at Valescure, on the road to Agay. <http://www.tennis-club-frejus.com>

Water Sports – Saint Raphael, Frejus-Plage and Agay offer all the usual water sports facilities including wind-surfing; there is a marina at Port Santa Lucia in Saint Raphael and a new marina complex at Port Frejus on the site of the old Roman harbour. The latter has a good atmosphere and night-life with lots of restaurants, clubs and bars. On the road to Saint Aygulf, there is Acquatica, a swimming pool complex with multiple large flumes and wave machines, which particularly appeals to the younger generation. <http://www.aqualand.fr>

Walking – the Massif d'Esterel' (below right) is about 10 minutes drive from the apartment. It is a magnificent range of hills offering beautiful views over the Mediterranean and many fine walks or climbs to the peaks. Mountain bikes can be hired for the more energetic.

* **SIGHT SEEING** - Frejus possesses many interesting Roman remains, a reminder that it was once the largest Roman port in Gaul. The amphitheatre is still used for concerts and bullfights. <http://www.ville-frejus.fr/>

Saint Raphael provides excellent shopping facilities and is full of night life with its Casino, restaurants, bars, clubs etc.

<http://www.ville-saintraphael.fr/>

All the famous resorts of the Riviera are within easy reach – Cannes, Antibes, Juan-les-Pins, Nice, Monaco and St Tropez.

Alternatively you can venture inland to such places as Grasse, Aix-en-Provence and the Gorge de Verdon.



FREJUS APPARTEMENT DOMAINE DE L'AMPHITHEATRE

2009 RATES & CONDITIONS

RATES:

Weekly rates are shown below for three different seasons: High, Mid and Low.
They are in Pounds Sterling (GBP) and Euro (EUR):

	High Season (27 June – 4 Sept)	Mid Season (25 April – 26 June) (5 Sept – 23 Oct)	Low Season (All other times)
Weekly rate:			
GBP	400.00	300.00	225.00
EURO	475.00	350.00	265.00
Rate per further day:			
GBP	58.00	46.00	32.00
EURO	68.00	50.00	38.00

We would normally expect minimum 2 week rentals in the high season.
Out of the high season, we can be more flexible but would expect the minimum booking period to be one week.

The costs of cleaning and electricity are included in the above prices.

Deposit:

A deposit of 30% of total rental is required to secure the required dates with the balance to be paid 6 weeks before arrival at the property. An additional refundable deposit of £250 (300 Euros) is required per let to cover any damage to the property or breakages. This will be payable with the balance 6 weeks before arrival and promptly refunded to you by cheque following confirmation from your contact that the apartment has been vacated in a satisfactory condition.

Bedding & Laundry:

Duvets and pillows are provided for double and twin beds and you will need to bring the appropriate covers and sheets and pillow cases. You will also have to bring towels. Remember that a washing machine/dryer is also provided.

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2008 RATES & CONDITIONS (cont'd)

BOOKING CONDITIONS:

1. The Property known as Appartement 15 Le Juvenal D, Domaine de L'Amphitheatre, 178 Rue Armand Duvivier, 83600 Frejus ("The Property") is offered for holiday rental subject to confirmation by C P & Mrs J R Bromley ("The Owner") to the renter ("The Client").
2. To reserve the Property, the Client must complete and sign the attached booking form and return it together with the initial deposit (30% of the total rent due). Following receipt of the booking form and deposit, the Owner will send confirmation/acceptance of the booking and an invoice agreeing the costs of the accommodation.
3. The balance of the rent, together with the security deposit (see clause 4) is payable not less than six weeks before the start of the rental period. If payment is not received by the due date (this will be shown on the invoice), the Owner reserves the right to give notice in writing that the reservation is cancelled. The Client will remain liable to pay the balance of the rent unless the owner is able to re-let the Property. In this event, clause 5 below will apply. Reservations made within six weeks of the start of the rental period require full payment at time of booking.
4. A security deposit of £250 sterling (300 Euro) is required in case of damage to the Property or its contents but this sum shall not limit the Client's liability. The Owner will account to the Client for the security deposit, promptly returning the amount due less any agreed amount to cover damage or breakages. However if the damage or breakages are in excess of £250 sterling (300 Euro), this must be paid by the Client within seven days of receiving the formal demand of the Owner.
5. Subject to clauses 2 and 3 above, in the event of a cancellation, refunds of amounts paid will only be made if the Owner is able to re-let the Property and any expenses or losses incurred in so doing, will be deducted from the refundable amount. The Client is strongly recommended to take out a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability insurance etc, as these are not covered by the Owner's insurance.
6. The maximum number of people to reside in the Property must not exceed five, as completed on the Reservation Form. Pets and children under the age of ten are not permitted, unless specifically agreed with the owner.
7. The Client agrees to be a considerate tenant and to take good care of, obey the rules of the Property and to leave it in a clean and tidy condition at the end of the rental period. Although a final clean is included in our prices, the Owner reserves the right to make a deduction from the security deposit if the Client leaves the Property in an unacceptable condition. The Client also agrees not to act in any way, which could cause disturbance to residents in neighbouring properties.
8. The Client shall report to the Monsieur Clerc without delay any defects in the Property or breakdown of equipment/appliances in the Property and arrangements for repair and/or replacement will be made as soon as possible.
9. The Owner shall not be liable to the Client for any defect or stoppage of supply of public services to the Property, or in respect of any equipment/appliance in the Property or in respect of any problems with the swimming pool. Use of the swimming by the Client, their party or guests is entirely at the Client's risk and the Owner shall not be held responsible for any loss, damage or injury suffered howsoever caused. Also the Owner shall not be liable for any loss, damage or injury which is the result of matters beyond the control of the Owner. The Client shall be responsible for and supervise all children in the Property and when using the swimming pool at the Property and take all precautions to avoid injury to them.
10. This contract shall be governed by English law and any proceedings arising out of or in connection with this contract may be brought in any Court of competent jurisdiction in England.

PROPERTY BOOKING FORM

NAME:

ADDRESS:

_____ Post Code _____

TEL. NO. : Home: _____ Business/Mobile _____

Please list below all members of your party:

	Name	Age (if U18)
1:	_____	_____
2:	_____	_____
3:	_____	_____
4:	_____	_____
5:	_____	_____

RESERVATION DATES:

START DATE: / / 2009 FINISH DATE: / / 2009

NO. OF WEEKS:	AT	PER WEEK	£ / EURO
NO. OF EXTRA DAYS	AT	PER DAY	_____
		TOTAL PRICE	_____

I have read and agree to the booking conditions on the previous page and enclose a cheque for £/Euro being 30% / 100% (delete as applicable) of the cost of the Property. I also agree to pay the balance, if applicable, no later than 6 weeks before the start of the rental period.

SIGNED: _____ DATE: / / 2009

RETURN TO: Mr. C P Bromley,
27, Morningside, Earlsdon, COVENTRY CV5 6PD

TELEPHONE: 00 44 (0) 2476 678971 (Evenings and Weekends Only).