

## Holiday Home “Lautrec”

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## Holiday Home “Lautrec”

### I. Welcome!

We would like to welcome you in Lautrec.

The house was built in 2005 and is located at 385m altitude on top of a hill, right outside the centre of Trois-Ponts. The house offers you an amazing view on the valley. The house is equipped with advanced facilities in and around the house that will allow you to enjoy your stay in all peace and quiet.



The name of the house is not a random one. We like to try and combine holidays and culture as much as we can. Therefore, we decorated the house with paintings by Toulouse Lautrec.



The house has a surface of +- 150m<sup>2</sup> and a garden of +- 700m<sup>2</sup>. It has a capacity of a maximum of 10 people and has the following rooms:

- 1 bedroom with a double bed and a bathroom – view on the valley
- 1 bedroom with 4 single beds, of which two are in a slightly separated room – view on the valley
- 1 bedroom with 2 single beds.
- Child's bed is available.



Attention: you should know that when we say double beds, these are in fact 2 single beds that are pushed against each other. A big fitted sheet will just fit around the 2 mattresses. The quilts are also the right size for a single bed but can be attached together with buttons. We decided to go for single beds to offer more flexibility to our visitors.

There is an extra bathroom with a bath, shower and toilet on the first floor. On the ground floor in the hallway there is another toilet.

The house is child-friendly with protection around the stairs on the first floor and a fence around the garden.

The following **facilities** are available:

- Modern bathroom with whirlpool
- An entirely equipped kitchen (coffee machine, microwave, oven, cooker, cooking utensils, pots and pans ...) Attention: no freezer or mixer.
- Heated swimming pool with a child-friendly fence and water toys.
- Big garden with a nice view, covered terrace and garden furniture
- BBQ, ping pong table, foosball and toys for the children
- Dishwashers, washing machine, tumble dryer, ironer and ironing board.
- Central heating and stove. Note: this is cheaper than fuel oil
- Television and WIFI (with password)



We kindly ask you not to smoke in the house and not to bring any pets.



## II. Address and itinerary

The **address**: Mont de Fosse 32C, 4980 Trois-Ponts

The **coordinates for a GPS** are: 50°21'50 N et 5°51'49 O

The **itinerary** is the following:

From (Gent) Brussel – Liège (E40): around Liège take to motorway A26-E25 until exit 48 (Werbomont/Trois-Ponts)

From (Antwerp) Hasselt (E313) – Verviers (E40): around Battice take the motorway A27-E42 until exit 11 (Malmedy/Stavelot)

Once you have arrived in Trois-Ponts, follow from the boards in the direction of Marche. People who are coming from the A26-E25 better make a U-turn for this. (1)

After about 2 km, you go right in the direction of Fosse S/Salm. You then have arrived in Mont De Fosse, which is a meeting point of several roads. (2)

After 1,2 km turn right at the intersection ( with on the left a traffic mirror), as if you would drive into the drive way of a house on the corner of a street. (3)

The house is located 500m down the street on the right (second house). (4)

(1)



(2)



(3)



(4)



## III. At arrival

Unfortunately we cannot be there to welcome you ourselves. The neighbours Claudy and Marie take care of cleaning the house and garden and take also note of the meter readings.

Before you arrive we will make sure the house is heated (if you asked us to) and cleaned. The kitchen is ready for use and for winter months, there will be enough wood in the garage for you. From May until September you can use the swimming pool.

You will receive one BIEMAN SECURITY key that's goes for the front and side doors (direction of the garage and terrace) and a key for the letterbox.

In the kitchen there is detailed user manual of all different devices. Read this carefully so you can use everything without any problems. There is also a visitor's book, where you can leave a comment about your stay.

#### **IV. Detailed information per room**

##### **a. Kitchen**

In the cupboard next to the oven you can find little things like salt and pepper and other usable things. You can use these, but we would like to ask you to top them up so there is a stock present at all times.

Tip: to open the double outside door, first undo the upper and lower hinges.



##### **b. Salon**

Attention: when you open the front, back and glass door at the same time and there is an air flow, the glass door will shut abruptly with the risk of breaking. The wooden floor has just been treated again, so in case you move any furniture please be careful not to scratch the floor.

##### **c. Stove**

Make sure the stove has been put out on the day you leave: in no case you should leave the house if it is still on (do definitely not try to put it out with water). Please leave no ashes.

##### **d. Barbecue**

Because of the risk of fire, we ask you to only use the BBQ outside: not in the playroom, on the covered terrace and definitely not underneath the solar sail (not only flames, but also heat can damage the sail or set fire to the sail).

##### **e. Swimming pool**

The pool is up for use between the first of May and the end of September. We maintain the pool very strictly. During the day it is filtered automatically. We would like to ask you to take good care of it by keeping the filter clean and collecting leaves from the pool. We would like to ask you not to wear any shoes in the pool or to use any glass or sharp objects around the pool. This can damage the tub.

Every Friday someone comes around for the maintenance of the pool.

You can set the temperature yourself with the switch on the side of the door to the garage.

Heating a pool is very expensive, therefore we ask you to turn off the heating once the required temperature is reached. At night you can close off the pool by putting the sail over it. This will allow for it to stay clean and heated.



A swimming pool is attractive. Therefore make sure you pay attention to toddlers and children that cannot (or not very well)



swim. You can do this by putting armbands around their arms. You can find these in the house on top of toys to use in the pool.

We have noticed, due to the quiet garden, that insects and small animals (e.g. chicks), also like to pay a visit.

#### **f. Terrace**

Attention: do not let down the solar sail completely, as it has sharp edges you can bump against.

Do not use the solar sail when there is a strong wind: the storm security will prevent the solar sail from being unfolded (also in user manual).

When this automatic security is in use, you can only unfold the sail very little, which also goes very slowly. This is a signal to the user that they should not use it.

On standard mode, all programmes are available.

Unfold the sail



Stop unfolding the sail

Fold the sail



Stop folding the sail



We kindly ask you to put the garden furniture back into the garage before you leave the house. You can leave the table underneath the pent roof.

#### **V. Practical information**

Please bring your own sheets, towels and any other toiletry.

Use winter tyres during the winter season: the house is located at 385m altitude. It snows a lot here and the last part of the road is quite steep.

Throw all the garbage without recycling it into the green container outside. Please put leftovers into a plastic bag first. Please let Ellen know if the container is almost full. Could you please throw away the glass in town yourself?

In the living room there is parquet. To avoid any damage to this, we would like to ask you not to wear any shoes inside and to leave them next to the rugs at the doors.

Can we ask you to take care of all plants in the house if necessary?

## **VI. At departure**

Please let us know what time you will arrive before you arrive. On the day of your arrival the house will be cleaned and the meter readings will be noted down.

After your stay you will receive settlement of the following costs:

- Tourist tax
- Usage of water, electricity and gas
- Wood for the stove (one you open a pack, you will be charged for an entire pack even if there's still some wood left in it). Tip: these are cheaper than turning on the heating which runs on oil fuel.

The meters are in the following places:

- Water is in the technical room underneath the wooden covering cap basement
- The electricity meter is in the storage space next to the kitchen, in the corner next to the rack (day and night meter)
- The meter is in the technical room on top of the CV kettle

Please go over the following before your departure

- Emptying of the bins and throwing them in the container
- Emptying the dishwasher
- Closing of windows, doors and curtains
- Turning of all lights and removing all plugs
- Opening the inside doors
- Entering the garden furniture into the garage, a part from the table
- Putting the sail over the swimming pool
- Turning off the heating and the thermostat-controlled tap for frost protection
- Emptying and turning off the fridge, then opening the fridge door

The deposit will be returned into the tenant's account. Before we return the deposit, we deduct all consumption costs and possible damage to the house. The details of this will be communicated to you via email. Unfortunately it is impossible to sort out the deposit straight away at your departure.

## **VII. Contact**

In case of any questions, do not hesitate to contact:

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