

Lann Kerhuerh



Lann Kerhuerh is a charming hamlet, which includes a magnificent 18th Century Gentleman's residence and a 17th Century Longere, tastefully converted into 2 houses. The houses are set in 4.5 acres of parkland on a south-facing slope overlooking the valley of the River Tarun.

Situation

The hamlet is situated about a mile from the village of La Chapelle Neuve, and between the market towns of Baud and Locminé, which have a good selection of shops, supermarkets and restaurants. The property is within easy reach of the Gulf of Morbihan, the historic cities of Josselin, Auray and Vannes, five excellent golf courses, numerous walks and cycles paths, and popular fishing rivers.

Places to Visit

Lann Kerhuerh is situated in a diverse and beautiful region of Southern Brittany. The scenic coastline of the Gulf of Morbihan and the Quiberon Peninsula are surrounded by rich and varied countryside and charming medieval towns and villages. You can soak up the Celtic culture at 'Pardons and Fest Noz', the local Celtic festivals, or enjoy the buzz of the daily markets with their excellent selection of fresh produce. There are plenty of opportunities to sample the wonderful restaurants, local seafood and wines from all over France. Also, don't forget to try the delicious Breton specialities—such as the famed Crepes and Galettes.

Visit the medieval walled town of Vannes, home of the Ducs de Bretagne, and lose yourself in its enchanting alleyways, the bustling market town of Auray with the picturesque 17th Century port of St. Goustan, or the quaint medieval town of Josselin, famous for its riverside chateau with pepperpot towers. At Carnac you can experience the mystery of the largest site of standing stones in Western Europe, a marvel to rival Stonehenge, and then move along the coast to La Trinité-Sur-Mer, the heart of Southern Brittany's sailing community where you can enjoy the atmosphere of the regular regattas, and the lovely choice of seafood restaurants.

The coast of Southern Brittany offers a superb choice of beaches with endless stretches of white sand or sheltered bays with rock pools. From the chic, fashionable Carnac Plage, to unspoilt Erdeven and the wild surf of the Côte Sauvage at Quiberon there is something for everyone. A full range of water sports are offered along the coast, such as sailing, wind surfing, para surfing, jet skiing and diving.

Activities

There are many established walking, cycling and horse riding circuits providing a relaxing way to enjoy the best of the Breton countryside. Local riding stables offer leisurely treks through the forests, and the French Cycling Federation has awarded the Valley of the Blavet official recognition and new tracks and circuits are being created. The local tourist centres can provide maps and routes or organised guided walks.

Enjoy 9 or 18 holes on one of the 5 quality courses in the area. 'Formule Golf' offers excellent value passes giving you unlimited golf for 3 or more consecutive days on all five courses (subject to the terms and conditions of Formule Golf).

The Blavet and its tributaries offer miles of unspoilt riverbanks for fishing, and the Blavet is reputed to be one of the best coarse fishing rivers in France. Permits are easily available and reasonably priced. There are also several canoe/kayak facilities on the River Blavet, which offer both lessons and hire.

The Garden and Pool

The large south-facing garden has a magnificent view across the valley and is a children's paradise. The four acres of ground includes a wooded area with defined pathways behind the houses, a children's play area and a boules court in the garden.



The fenced, heated swimming pool is 10M by 5M with Roman Steps into the shallow end, and includes a paddling pool and large sunbathing terrace, with panoramic views. The pool is open and heated from mid-May until the end of September.



Lann Kerhuerh Accommodation

Three character houses, which sleep up to 29 people.

The Farmhouse

The Farmhouse combines luxurious accommodation with old world charm, and sleeps 12 in 6 bedrooms, with 3 bathrooms.

Ground Floor

The Farmhouse has a fully equipped kitchen including oven, microwave, fridge freezer, dishwasher and washing machine with spectacular views of the valley and beyond.

The spacious sitting and dining rooms contain large fireplaces and exposed oak beams, with glass doors leading onto a large south-facing terrace. There is a barbecue and ample seating for outdoor meals.

The house is equipped with a TV/Video/DVD player and a CD/Radio/Cassette player.



First Floor

There are 2 twin bedrooms, one double bedroom and one bathroom on the first floor.

Second Floor

There is one double bedroom with en-suite bathroom, one twin bedroom, one double bedroom and one bathroom.

The Old Longere

The Old Longere is full of character, and sleeps 8 in 4 bedrooms, with 2 bathrooms.



Ground Floor

There is a fully equipped kitchen/diner including oven, microwave, fridge freezer, dishwasher and washing machine and a large table with seating for eight.

The attractive living room is spacious with a fireplace, exposed beams, and a glass door leading onto the terrace with barbecue and ample seating for outdoor meals. The house is equipped with a TV/Video player and a CD/Radio/Cassette player.

First Floor

One double bedroom with shower room en-suite, one double, one twin, one bunk room and a bathroom.

The Breton Longere

The Breton Longere is an attractive house, which sleeps 9 in 5 bedrooms, with 2 bathrooms.

Ground Floor

There is a fully equipped kitchen/diner including oven, microwave, fridge freezer, dishwasher and washing machine and a refectory table with seating for ten.

The spacious living room features a granite fireplace, exposed beams, and a glass door leading onto the terrace with barbecue and seating for 9. The house is equipped with a TV/Video player and a CD/Radio/Cassette player.



First Floor

The house sleeps nine people in two separate sections, each with its own staircase. Above the kitchen there is a double bedroom, a bunkroom and a bathroom, and above the living room there is a double bedroom, a twin bedroom and a single bedroom with a bathroom.

Lann Kerhuerh Rates

	Peak	High	Mid	Low
Farmhouse Sleeps 12	£1,725	£1,225	£975	£625
Breton Longere Sleeps 9	£1,295	£945	£725	£495
Old Longere Sleeps 8	£1,140	£815	£615	£415

Other Information

- All prices include bed linen (except towels), water, gas and electricity with central heating (where available) from October to May.
- Cots and high chairs are free of charge (please order at time of booking).
- No pets allowed.
- Please note that you are required to leave the house as clean and tidy as you find it. Alternatively, you can arrange for our cleaning staff to clean the house after your departure. Please ask for current rates.
- The arrival time is 4pm, and the departure time is 10am. You will receive directions with our confirmation of the receipt of your final payment.

Reservations

Telephone bookings are held for 7 days, after which a completed booking form and deposit of 25% are required to confirm the reservation. The balance is due 8 weeks before the arrival date, along with a separate damage deposit of £150 or €250. Cheques in Sterling or Euros made payable to MARIANNE ROE please.

Marianne Roe
Lann Kerhuerh
La Chapelle Neuve
56500 Locminé
France

Tel: 0033 (0)2 97 27 22 90
E-mail: kerhuerh.gites@yahoo.fr

Lann Kerhuerh Booking Form

Block capitals please

FULL NAME(the Client)

ADDRESS.....

.....

.....

..... POST CODE.....

HOME TEL. NO.DAY TEL. NO.

E-MAIL

NAME OF PROPERTY.....

BOOKING PERIOD.....

NUMBER OF PEOPLE IN YOUR PARTY: Adults:Children:.....

AGES OF CHILDREN UNDER 16 :

TRAVEL ROUTE.....

AIRLINE/FERRY COMPANY.....

WHERE DID YOU FIND US.....

TOTAL RENTAL COST; £/€.....

25% DEPOSIT £/€..... (ENCLOSED)

BALANCE £/€..... (PAYABLE 8 WEEKS
BEFORE ARRIVAL)

Damage deposit £150/€250 (separate cheque please)

DATE DUE.....

Please make cheques payable to MARIANNE ROE.

N.B. The 25% deposit, which is required before a booking can be confirmed, is non-refundable. You are advised to take out a Travel Insurance policy with a Cancellation Clause, which may enable you to recover non-refundable monies.

I HAVE READ YOUR TERMS AND CONDITIONS BELOW AND ACCEPT THEM ON BEHALF OF 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.

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

Send to: Marianne Roe, Lann Kerhuerh, La Chapelle Neuve, 56500 Locminé, France

BOOKING CONDITIONS

1. The property known as Lann Kerhuerh (the Property) is offered for holiday rental subject to confirmation by Marianne Roe (the Owner) to the Client.
2. To reserve the property the Client should complete and sign the booking form and return it together with payment of the initial non-refundable deposit (25% of the total rental due). Following receipt of the booking form and the deposit the Owner will send a booking confirmation and receipt. This is the formal acceptance of the booking.
3. The balance of the rent together with the security deposit (see clause 5) is payable not less than 8 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. 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 6 of the booking conditions will apply. 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 £150 or €250 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 and refund the balance within two weeks after the end of the rental period
5. Subject to clause 2 and 3 above, in the event of a cancellation, refund of amounts paid will 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 arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc., since these are not covered by the Owner's insurance.
6. The rental period shall commence at 4pm on the first day and finish at 10am on the last day. The Owner shall not be obliged to offer accommodation before the time stated and the Client shall not be entitled to remain in occupation after the time stated. Delays in departure may be liable to a charge.
7. The maximum number to reside in the Property must not exceed unless the Owner has given permission.
8. The Client agrees to be a considerate tenant and to take good care of the property and to leave it in a clean and tidy condition at the end of the rental period. 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 that would cause disturbance to those resident in neighbouring properties.
9. The Client shall report to the Owner without delay any defects in the property or breakdown in the equipment, plant, machinery or appliances in the property, and arrangements for repair and/ or replacement will be made as soon as possible.
10. The Owner shall not be liable to the Client:
 - for any temporary defects or stoppages in the supply of public services to the property, nor in respect of any equipment, plant, machinery or appliances in the Property, or garden.
 - for any loss, damage or injury that 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 and in any such event, the Owner shall within seven days of the notification to the client, refund to the Client all sums previously paid in respect of the rental period
 - any incidents or accidents, which may occur in the Property, grounds or swimming pool.
11. 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 and interpretation and shall be deemed to have been made in England. Any proceedings arising out of or in connection with this contract may be brought in any court of competent jurisdiction in England.