

## **TERMS AND CONDITIONS**

### **CANCELLATION**

**All applicants are advised to take out personal holiday cancellation insurance.**

Once your booking is confirmed by paying in full and the booking has been accepted, the hirer is responsible for the total cost of the holiday as shown on the invoice.

Our current cancellation period is FREE cancellation (we refund all your booking fee) up to 14 days before arrival.

### **IF YOU HAVE TO CANCEL**

While every effort will be made to avoid them, booking errors made by Quinta do Cobral will not in any circumstances be compensated for. Quinta do Cobral's liability will be limited to the return, in full, of any monies paid.

### **OCCUPANCY AND USE OF THE HOUSE**

The maximum number of guests permitted in Casa da Bezerera must not exceed the number stated on your booking form. Quinta do Cobral reserves the right to decline accommodation if this condition is not observed. Quinta do Cobral also reserves the right to decline accommodation and to order any unauthorised person/s off the premises.

### **CARE OF THE HOUSE AND DAMAGES**

Any damages or breakages which may occur must be paid for. Accidental damages or breakages of a minor nature will not normally be charged.

You are responsible for the house and are expected to take all reasonable care of its furniture, pictures, fittings and effects in or on the property. You must leave the house in the same state of repair and in the same clean and tidy condition at the end of the rental period as at the beginning. We request that noise be kept to a minimum between the hours of 11pm and 7am.

Smoking is not allowed inside the house at any time.

The owners reserve the right to gain access with prior notice for the purpose of maintenance and inspection if it is necessary.

### **LIABILITIES**

Please remember you are staying in a countryside, rural, woodland, camping environment with animals and farm/garden machinery present. Quinta do Cobral will not be responsible to you at all, whether in contract, tort (including negligence), breach of statutory duty, restitution or otherwise for any injury,

death, damage or direct, indirect or consequential loss (all three of which terms include without limitation pure monetary loss, loss of profits, loss of business or revenue, depletion of goodwill, lost expectation, loss of savings, lost data and similar loss) however caused arising from or in connection with the use of the facilities including any computer virus.

Any vehicle of yours or any third party making use of the property during the period of your reservation is left at the property entirely at the risk of the owner of the vehicle.

We advise that any guests with limited mobility contact us prior to making a booking.

### **FORCE MAJEURE**

In these terms and conditions "Force Majeure" means any circumstances beyond our reasonable control including, without limitation, an Act of God, Fire, Flood, War or Acts of Terrorism. If by reason of Force Majeure the property is not available at the commencement of the time of your booking or the property is unsuitable for letting at that time we shall not be deemed to be in breach of contract but shall refund in full to you all the fees, charges and any deposit paid in advance by you. We will not be liable for any other claim for loss or damage by you.

### **COMPLAINTS**

Any complaints must be made known to the proprietor immediately. No complaints will be entertained at the end of the hiring period or after the hirer has departed. Quinta do Cobral is relieved from liability should the accommodation of other facilities be unavailable due to circumstances beyond our control.

### **PETS**

We require that any guests bringing pets read and sign the following conditions which should be read in conjunction with and form part of the booking conditions and these Terms & Conditions.

You agree:

- Not to allow any pet upstairs.
- Never to leave any pet unattended in the property or the surrounding gardens.
- To keep your dog on the lead when outside.
- Not to allow any pet on the furniture especially the beds.

- To bring your own pet bedding required and towels for drying the pet when required.
- To ensure that any pet is clean and dry before allowing it inside the property.
- To ensure that pets behave in such a manner as not to disrupt the enjoyment of other people staying in the vicinity or prejudice the reputation of the owner of the property.
- To promptly pick up all dog mess from the garden and not to allow your dog to foul the area of the pool, terrace and the main house.

## **FIRES**

No campfires allowed. Only use the BBQ provided. Only wood to be burned in the wood burning stove and use only the wood provided.

## **BICYCLES**

Quinta do Cobral cannot be held responsible for damage or theft to bicycles left on the property. Bicycles are NOT allowed in the house.

## **ARRIVAL AND DEPARTURE**

Please do not arrive before 4pm on the day of your booking and please leave before 10.30am. Timing on winter booking can be flexible subject to the owners approval.

## **DISCLAIMER**

Please be forewarned that it is possible to catch computer viruses by accessing a web page or by downloading or running an infected program. Whilst Quinta do Cobral has taken steps to ensure that the pages on this web site are free from infection, such is the nature of the Internet that no assurance can be given that the pages of this web site are indeed free from infection. It is a condition of us allowing you free access that Quinta do Cobral will not be liable for any loss or damage suffered by any person accessing this web site or any third party resulting directly from the transmission of a computer virus resulting from the accessing of this web site.

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for their personal information provided that you acknowledge us as the source  
of the material and that you inform the third party that these conditions apply  
to them and that they must comply with them.

These terms and conditions were updated on:

**24th May 2021**



*Holiday Cottage  
in the heart of Portugal*