



## **Terms and Conditions Holidays – Land of Deveza**



These general conditions apply to all offers, agreements with, or services of Land of Deveza. Deviating terms, or agreements apply only if and insofar as they are confirmed with Land of Deveza

Land of Deveza is represented by Giel Jansen, Karin Seelen, employees, and volunteers who work at Land of Deveza .

### **Reservations**

You can make a reservation for one of our accommodations, both on the website and by mail (or if necessary by phone). When you make a reservation on [www.landofdeveza.com](http://www.landofdeveza.com) you book through the booking system Roomraccoon directly with Land of Deveza.

Reservations are possible by [www.landofdeveza.com](http://www.landofdeveza.com) by going through the steps of the booking system. If you have questions or encounter problems with the booking, we are pleased to help you. You can contact Land of Deveza via [info@landofdeveza.com](mailto:info@landofdeveza.com)

The minimum rental period during the peak season (July and August) is 7 nights. In the mid and low season the minimum rental period is 3 nights.

### **Payment and cancellation**

Upon receipt of the booking confirmation, 50% of the total amount for your booking is to be paid directly.. The payment of the remaining 50 % should be made 2 months before the date of arrival at Land of Deveza. For reservations made within 2 months or less before the start of the renting period, 100 % must be paid directly with the booking.

By exceeding the payment date, Land of Deveza reserves the right to charge service fees or cancel the reservation and to make the guest liable for the costs incurred. Land of Deveza reserves the right to give the claim in the hands of the bailiff. All judicial and extrajudicial costs, and interest will be recovered from the guest of Land of Deveza.

It is not possible to have an insurance with us for cancellation. We recommend that you arrange an insurance in advance with your provider.

## **Cancellation**

It may happen that you have to cancel your holiday due to unforeseen circumstances. In this case, you should indicate this by email or by telephone (during office hours) to Land of Deveza. In the following cases cancellations will incur the following costs with them.

If you cancel the reservation you are liable to pay the following amounts :

- a. cancellation up to 2 months prior to arrival : the downpayment = 50 % of the amount due. (the downpayment will not be returned)
- b. cancellation from 2 months prior to arrival : 100 % of the price.
- c. cancellation on the day of arrival or later : the full amount (100%).
- d. In case of early departure or late arrival : the full amount (100%).
- e. Cancellation is not possible for bad weather forecast or any COVID related constrictions or situations.

## **Behaviour**

Please take in to account that on Land of Deveza there are 2 dogs.

Open fire and/or barbecuing is strictly prohibited in your accommodation, on our estate and in the nature around us. Portugal is famous for it's fires in summer time. Offense will result in a fine by the local police.

Loud music by means of radio, music systems, laptops , DVDs, etc. is not allowed other than an organized event at Land of Deveza. During normal weeks we respect peace and silence after 22.00 from 23.00 to 7.00 o'clock in the morning.

## **Reservation Changes**

Up to 2 months prior to departure, it is possible to make changes (such as arrival date) to your reservation if it is essential. We charge no fee for change. If you want to make a change, you must indicate this in writing to Land of Deveza

## **Price**

The published prices on our website are per accommodation per night/week and are based on up to 4 persons per tiny house and glamping and lodge and up to 8 in the guesthouse, unless otherwise indicated. For the 5th person an extra amount is charged .

The fare includes the location, the accommodation, electricity, water, taxes, kitchen amenities as described on the website, bedlinen and towels and use of all facilities at Land of Deveza.

The fare is based on the prices, charges and taxes, as they were known at Land of Deveza at the time of the launch of this website. Significant changes will be processed as quickly as possible and Land of Deveza reserves the right to change the prices if changes in- for example- taxes or charges, give reason to do so.

The fare of breakfast and final cleaning is not included.

### **Arrival and Departure**

The check in time in low and mid season is 16:00 and check out 11:00, in high season check in is 17:00 and check out at 10.00. At departure, the accommodation must be left clean. When departing later than the set time, you will be charged for an extra night, unless this is discussed beforehand with Land of Deveza.

You should always report on arrival to reception.

### **Liability**

Land of Deveza can not be responsible for loss, theft , damage or injury caused to or by users of the accommodation offered through Land of Deveza, regardless how the damage or injury is caused. Participation in activities organized by Land of Deveza or third parties, is at your own risk.

Land of Deveza is not liable for loss or theft (money included), damage to property, or damage or injury caused to you or your fellow travelers by any cause whatsoever.

The use of all facilities and services at Land of Deveza is at your own risk.

Land of Deveza is free to change and regulate rules for the use of the property and accommodations. During your stay you are responsible for you or your fellow travelers' damage inflicted to the property, inventory and all items that belong to the booked accommodation .

Land of Deveza is not obliged to refund the fare to the guest in case of unforeseen circumstances and/or force majeure .

Force majeure includes – without being exhaustive – in any case understood as nuisance of pests and insects, the declaration of a state of emergency in the area in which the site is located , the outbreak of infectious diseases that can be dangerous to humans and/or animals ( BV BSE , swine fever and FMD ), threatening flooding and/or fire . Under unforeseen circumstances also implies that the property in such a condition that it is no longer suitable for rental (eg storm damage , flooding , forest fire) .

Land of Deveza can not be held responsible for any services booked by yourself (eg airline tickets , car rentals , boat ferry , bus trips , etc. ).

If Land of Deveza in any way fails in its service, it's liability is always limited to the total price/payment received.

### **Swimming Pool**

The pool is open to all guests of Land of Deveza. Everyone, including (minors) children and adults who use the pool Vinha Da Manta do so at their own risk .

Children who cannot swim are to be under supervision while on the whole property and are the responsibility of the parents, specifically at the pool area. Land of Deveza has no pool supervision or responsibility for the swimmers.

### **Estate/property**

The estate of Land of Deveza is a rough estate. For us this means that we cultivate the estate where necessary and no more. Guests of Land of Deveza, or visitors, are on site at all times at your own risk. Children on site are to be always under supervision and under the responsibility of the parents.

### **Washer**

It is possible to use the washing machine. Please contact the person in charge of Land of Deveza to consult and, if available, you can use the washing machine.

### **Changing of sheets and towels**

We change the sheets, linens, and towels with each new tenant at the accommodation. If you stay longer than a week, you can ask for an extra change of bedding and towels.

### **Water**

All the water on the estate comes from our own sources. It is wonderfully clear spring water and can be consumed without a filter. We ask that you use water responsibly so we have enough for everyone in the Summer.

### **Wifi**

Around the bar and terrace there is free Wifi. There is no wifi in the accommodations.