

# Acabanes Villa House

## Information

**HEATED POOL AND COVER** - Please keep the cover over the pool when not being used and overnight to keep the temperature as high as possible for your next swim. There is no charge for pool heating, however it will be necessary to charge if the cover is not. Arnon your pool man will visit twice a week and monitor the temperature. The cover is part of pool safety and we retain the right to close the pool if not covered in certain circumstances. The cover is pushed back with an adult on each lower end, so that the whole pool can be used. Children are not permitted to operate the pool cover. The front flap is secured and not used. To swim with the cover on there is a key for the door at the high end in the kitchen key box.

**WEEKLY ELECTRIC ALLOWANCE** - The weekly allowance €100 guests usually find ample. It is monitored daily and at the end of your stay, any excesses can be deducted from your security deposit. For our summer guests, the air con units in the first floor bedrooms are very efficient and cool the rooms very quickly. It is recommended to put them on just before you need them and to keep doors closed. For our Autumn, Winter and Spring guests, to keep within the allowance it is not recommended to use the kitchen, lounge or bedroom electric wall heaters as these are costly to run. The wood burners are a good source of heat plus the wall mounted air con/heating units in the first floor four bedrooms.

**NO GLASS IN THE POOL AREA** – only plastic as a broken glass will cause a bad injury and damage the pool liner. We reserve the right to charge you for a new pool liner, the cost of draining the pool and lost revenue from reimbursing the guests who follow your visit.

**FIRE EXTINGUISHER & BLANKET** - Located on the wall near the breakfast bar

**TAP WATER** - The tap water is safe to drink

**STOP COCK** - There are 2 stop cocks. One is in the cupboard under the stairs and you will see a red lever near the tank. The second is at the bottom of the cleaning cupboard in the kitchen next to the Welsh Dresser.

**FUSEBOX** - situated to the left of the front door as you enter the house.

**GUEST KEY CUPBOARD** - located on the beam between the sitting room and kitchen and you will find keys for; spare key for the front door, pool cover at high end, gym, green gate

next to drive (the green gate and the black gate form part of the pool security), large barn door in sitting room, bike store next to the drive and bike locks

**BLACK GATE LOCK** – the code for this lock is 1722

**INFANT EQUIPMENT** – there are 2 green storage boxes and 2 wicker chests in the sitting room. In the gym cupboard you will find the pram and stroller. On the mezzanine in the white cot you will find 2 travel cots with mattresses plus a box with bedding.

**CLEANING CUPBOARDS** - Next to the Welsh Dresser in the kitchen – laundry basket, iron, peg basket, ironing board, dust pan & brushes, hard broom, soft broom, dusters, furniture polish. Under the stairs – Hoover, laundry airers, mop and bucket.

**BINS & RECYCLING** – There are four wheelie bins in the Bin Store. Two bins are for black bag general waste. Please use strong sacks or your rubbish will not be removed. Loose rubbish will also not be collected. Please place these bins next to the side of the road on a Sunday evening as they are emptied on a Monday morning. Two bins are for recycling (not glass). They have a universal recycling label on them ;plastic, cans, tins, tin foil, paper and cardboard. They are emptied on a Thursday morning so please place next to the road on a Wednesday evening. Store all glass recycling in the black box on the porch and take to the numerous glass banks in the surrounding villages.

**Nappies and dog bags** - dog poo bags and nappies must be double bagged. For nappies please use the special nappy bins and bags in the green storage boxes in the sitting room. If rubbish is not disposed of correctly, our caretakers will need to crawl into the wheelie bins to remove any loose rubbish and £50 will be deducted from your security deposit to reflect this very unpleasant task and given directly to my caretaker.

**DISHWASHER** – this works efficiently if food is scraped off the crockery before being placed in the machine or the filters become blocked. For best results operate a prewash.

**DOG PRESENTS** - Ensure you pick up after your dog, so that the next family do not have any nasty surprises! Please check the lawns thoroughly before departure. We are very proud of our 20 year successful history of welcoming dogs, however it does take diligence. Please double bag and place in the black rubbish sacks.

**BATHROOMS** - The house operates with a septic tank which is inoperable if anything other than toilet paper is put down the toilet. Bathroom bins, bin liners and hygiene bags are provided in each bathroom.

**BIKE STORE** - Bikes must be locked with bike locks and the bike shed locked or it will be necessary to charge guests for any stolen bikes.

**INFRARED SAUNA/SMALL GYM** - Proceed through the green side gate and you will find the sauna and gym is the third door on left.

**WASHING LINE** - telescopic Brabantia attached to the wall by the front porch. Pull black handle up to open and secure into place. Push up on black handle to close after use.

**POOL LIGHT** - The switch is on the wall on the slope leading up to the pool.

**WOOD BURNING STOVES** - These will burn wood only. *Full instructions in the Guest Area Operating Instructions*

**OVEN** - Dual fuel arrangement of an electric oven and gas hob ensures you should always be able to cook, as it is common for power cuts in rural France. If there is a power cut you will need to re-set the clock on the oven for it to work.

**BBQ GAS BOTTLES** - If the gas bottle runs out you will find a spare in the brown wooden store on the terrace, next to the kitchen doors and please Whatsapp me so that I can arrange a replacement for the next guests.

**WINE COOLERS** - larger fridge cools wine to 14 degrees & bottles can then be cooled further by placing in the fridge. The smaller fridge is to keep red wine cool in the hot months.

**ALL OUTDOOR CUSHIONS** - not waterproof so please store in the storage chests when leaving the house during the day and also overnight as sudden fierce storms are common.

**POOL SIDE SHADES** - close when leaving the house and overnight as sudden fierce storms are common.

**PLUG IN MOUSE REPELLENTS** - frequency repels mice, so please keep plugged in.

**BUDDIST MONKS** - The Thenac area is quite famous in the Buddhist world! The website is [www.plumvillage.org](http://www.plumvillage.org) where you can find lots of information about Mindfulness and visiting the Upper Hamlet and Lower Hamlet in Loubes Bernac. They love unannounced visitors and have been our neighbours since 2000 when we first bought Acabanes. The monks also love you waving to them! They also pick fruit in the field above the house and although have our permission may still knock and ask you.

**WILDLIFE** - You may be lucky enough to see rabbits, lizards, moles, glow worms, tree frogs and crickets in the gardens. Deer and wild boar live in the woodland that adjoins the upper garden and of an evening you may see them come out of the wood. Birds of prey can be viewed extensively and late at night owls can be seen on the telegraph poles. Rural Dordogne also has less welcome seasonal visitors, who also appear when there is a change of weather; Flying ants – these only last a day normally, Bees, if you see them nest building call me and I will arrange for the nest to be removed, wasps- just spray, Ants – use ant powder.