

**GENERAL TERMS OF SERVICE**  
**CHALET PARADIS BLANC MORZINE**  
(COTTAGE WHITE PARADISE)  
**DIRECT RENTAL**

**Article 1 - PURPOSE AND SCOPE**

The purpose of these general terms and conditions of service (hereinafter referred to as the "CGS") is to determine the conditions under which the Lessor grants to the Client, for a period and a specified number of guests and on an exclusive basis, the possession of the furnished property of tourism described below as temporary accommodation.

They apply, without restriction or reservation, to any rental request made from the chaletparadisblancmorzine.com website (hereinafter referred to as the "Website") from 2 May 2022.

Any reservation implies, on the Client's part, the unreserved acceptance of the present General Conditions of Service and the Internal Regulations. Any contrary provision including any general or specific conditions emanating from the Client, is unenforceable against the Lessor, unless prior written acceptance.

The fact of not making use, at a given time, of any of the stipulations of the CGS cannot be construed as a waiver by the parties to make use of them later.

**Article 2 - DEFINITIONS**

In order to implement these general conditions of service, the words in capital letters have been defined as follows:

**LESSOR** : the company SNC PARADIS BLANC, a group partnership with a capital of €450,000, headquartered at 33 rue du port Bernard in Echenon (21170), registered with the commercial court of DIJON under number

879 842 474 - SNC PARADIS BLANC acts in a professional capacity as defined by the provisions of section 155 of the General Tax Code.

**CLIENT** : any natural or legal person with whom the Lessor concludes a contract relating to the rental of the Chalet

**CONTRACT** : refers to the whole formed by these CGS and its appendices: the general description of the premises, the internal rules, the state of the natural and technological risks and the special rental conditions if applicable.

**GUESTS**: refers to the natural persons staying in the Chalet

**THE COTTAGE** : refers to the property, the subject hereof, located at 1585 route de la Plagne in MORZINE (74110) decorated with the furniture necessary for accommodation and further described in the attached general description of the premises. This property has been the subject of the declaration referred to in section L324-1-1 of the Tourism Code with the municipality's town hall. The declaration referred to as number 0028.

**Article 3 - DRAWING UP OF THE CONTRACT - CANCELLATION**

**3.1 Drawing up**

The Cottage is booked and the rental contract is entered after the Lessor has sent the booking confirmation to the Client by e-mail and the down payment or the total price has been credited under the conditions set out below.

The Client may check the rental dates requested, the number of guests, the total price and correct any errors before confirming their booking. This validation shall be construed as an acceptance of all of these General Conditions of Service and constitutes proof of the Contract. Unless expressly agreed by the Lessor, the Client may not change the booking after it is accepted. It is therefore the Client's responsibility to check their reservation before validating it.

The Cottage is available for rent for a minimum period of 3 consecutive nights. It may be available for a shorter period only in exceptional circumstances, with the express agreement of the Lessor. The dates available of the Cottage are valid as long as they are visible on the Website.

**3.2 Cancellation**

Any cancellation of service by the Client shall be notified to the Lessor by the Client by any means. It is further agreed that the Client may take out, by their own means, an insurance covering situations likely to force them to cancel their stay.

The cancellation is confirmed in writing by the Lessor. In the event of cancellation by the Client, the following costs remain acquired or are due to the Lessor under the following conditions:

Cancellation more than 168 days before the start of the rental: no fees are due, the deposit is returned in full

Cancellation between 168 and 70 days before the start of the rental: a deduction of 10% is applied to the deposit, its balance is returned.

Cancellation between 69 and 36 days before the start of the rental: the entire deposit remains with the Lessor.

Cancellation 35 days or less before the start of the rental: the rental price is due in full.

However, if the Cottage is eventually rented by other clients for the entire cancelled period, a deduction of 10% is applied to the deposit, the balance and other sums collected are returned.

In the event of cancellation by the Lessor, who can only intervene in the event of technical impossibility or force majeure, all sums already paid by the tenant shall be returned in full, without prejudice to the compensation of a particular damage.

**3.3 Conditions related to a health crisis**

When it is established that on the provisional date of the stay, scheduled during the opening period of the ski lifts of the municipality of MORZINE (i.e. between mid-December and mid-April, the exact dates being communicated by the town hall ), these ski lifts shall be closed in application of a government measure taken as a result of a health crisis or that, for the same reasons, their closure occurs during the stay, the Client may request, in

the 1<sup>st</sup> case and free of charge, to change the dates of their stay (within 18 months from the end of the rental period initially planned), or its cancellation and the reimbursement of the fees already paid, which shall be fully refunded. Finally, the Client who would still like to maintain their stay during this closing period receives a 15% discount on the total price.

When the closure of the ski lifts occurs during the stay under the above conditions, the Client may shorten their stay and the rental is prorated. If they choose to stay until the date initially agreed, a 15% discount is granted on each full day included in the stay and affected by the closure.

Unless due to force majeure, the Lessor does not grant any cancellation facility linked to a health crisis.

It has further been agreed that the Client and their guests are strongly advised to take out a travel cancellation insurance covering situations linked to a health crisis, and more generally, illnesses and injuries likely to affect their stay.

#### **Article 4 - TAKING POSSESSION AND RESTITUTION OF THE PREMISES**

An agent of the Lessor is responsible for handing over the keys to the Client at the start of the stay, taking them back from the client at the end of the stay and presenting the premises. A practical reminder sheet is available on the first page of the Welcome Book and specifies that the Client has 72 hours after arrival to inform us of any observations on the state of the Chalet and its equipment. In the absence of any observation made within this period, the Chalet is deemed delivered in perfect condition. A inventory agreed by both parties may be carried out at the Client's request and at their expense upon entering and rendering the premises.

The Client gives the Lessor the amount of 2,500 euros as a deposit. An email with a Swikly link (a specialised and independent deposit management website) is sent to the Client before the start of the stay : the Client is required to validate the deposit on Swikly before arrival. This sum is not debited when the deposit is taken. The Lessor reserves the right to refuse the Client access to the Chalet until the deposit has been validated on Swikly. Deductions (increased with Swikly processing fees) will be made in the event of damage or negligence observed up to 15 days after the end of the stay under the conditions set out in the articles below.

The Contract ends at the agreed term without the need for the Lessor to give notice. The Cottage shall thus be vacated on the agreed days and times, any overrun shall be subject to additional invoicing, without prejudice to the Lessor's right to obtain compensation for the damage suffered.

Arrivals shall be between 4 and 6 p.m. on the 1st day of rental, departures between 8 a.m. and no later than 9 a.m. on the last day.

When, for personal convenience or for any reason not relating to force majeure, the Client interrupts their stay before the scheduled term, or takes possession of the premises after the time slot initially agreed, no refund is made from the Lessor for the period of vacancy.

#### **Article 5 - PRICES AND PAYMENT TERMS**

Rental rates may be viewed on the chaletparadisblancmorzine.com website. They may be changed at any time and for no reason by the Lessor. The applicable rate is that in force at the time of booking.

The requested price includes: the price for the rental of the property, its furniture and equipment for the agreed period, the reception of the Client and handing over the keys on the 1<sup>er</sup> day of the rental, a cleaning service in the middle of the stay and at the end of the rental, the rental of household linen, energy, water and Internet consumption, the government tax.

If the occupancy forecast at the time of booking is less than the maximum capacity of the chalet, the Lessor will prepare only the rooms required for the rental and will lock the rooms that are not required without the Client being able to hold this against the Lessor. A table will be sent by e-mail to the Client before the start of the rental period so that the Client can indicate to the Lessor the number of rooms required in accordance with the number of people booked.

The municipality of Morzine has instituted a government tax payable by people renting furnished accommodation destined for tourists. The rate requested when confirming the booking includes this tax. Its price depends on the number of nights and guests and varies according to the time of year. The current tariff may be viewed online at:

<http://taxesejour.impots.gouv.fr>

The rental is paid according to the following terms: a down payment corresponding to 30% of the amount including tax due for the entire rental period is to be paid in cash upon confirmation of the booking. The balance is to be paid 30 days before the start of the contract upon call for funds from the Lessor. When the reservation is made 30 days or less before the start of the rental period, the price is to be paid in full and cash upon booking.

No discount shall be applied by the Lessor for advance payment.

The means of payment accepted are as follows: bank transfer and credit card (with Stripe). If the Client chooses to pay by bank transfer, in the event of non-receipt of the funds in the Lessor bank account within 72 hours, the reservation will be cancelled.

For Professional Clients only: Any outstanding invoice on its due date shall automatically entail the application of late payment penalties at a rate equal to that applied by the ECB to its last refinancing operation increased by 10 points, in addition to the payment of a lump sum indemnity of €40 for recovery costs per outstanding invoice; additional compensation may be requested upon presentation of supporting documents.

Any delay in payment shall result in immediate payment of all unmatured debts.

#### **Article 6 - CLEANING AND MAINTENANCE OF THE PREMISES**

##### **6.1 Cleaning service**

The requested price includes a cleaning service in the middle and at the end of the stay. This service includes cleaning of toilets and bathrooms,

vacuuming and cleaning of floors, cleaning of the kitchen: worktop and sink only, window cleaning (only at the end of the stay) and this for the state that it is customary to expect given the length of the stay. Services not included in the list above are thus excluded, such as emptying bins or the refrigerator, changing bedding, cleaning dishes or cleaning kitchen appliances made available to the Client or cleaning barbecue. If applicable, additional cleaning costs shall be deducted from the deposit. At the end of the stay, the Client is asked to undo the bedding and place the bed linen on the floor, with the exception of the mattress and pillow protectors, which shall be left in place. Otherwise, the sum of 100 euros shall be deducted from the deposit.

The Client shall also empty all the bins, the refrigerator and the freezer. Otherwise, the sum of 100 euros shall be deducted from the deposit. Failure to clean the barbecue may result in a deduction of €50 from the deposit. Finally, failure to clean the dishes may result in a deduction from the deposit corresponding to the time spent cleaning them, at the hourly rate of 50 euros including tax per hour. Any additional cleaning required is deducted from the deposit at the same rate.

#### **6.2 Household linen**

The requested price includes the supply of household linen under the following conditions: a complete bedding set per bed, bathroom linen (two towels per person, a bathrobe per adult, a floor mat per shower or bathtub) and kitchen linen (dishtowels and towels) for the duration of the stay, whatever the duration. The bedding is ready upon arrival of the guests.

#### **6.3 Spa Maintenance**

The Cottage has a spa requiring special maintenance. All the precise instructions for use are in the Welcome Book (left available for the Customer in the chalet). The Client must comply with these instructions and may under no circumstances increase the temperature of the pool beyond that recommended in the Welcome Book. The rental price includes 3 interventions by a specialized professional per rental week. If they observe, during their visits, that the bathing water is soiled (urine, food, rubbish, food waste, etc.) or the temperature of the water increased to the extent of not being able to be restored to a sufficient state of hygiene according to the applicable standards by means of cleaning products, he shall proceed, 48 hours before the end of the rental, to the complete emptying of the spa, its cleaning, its filling and the heating of the water so that the spa may be functional for the next tenant. These operations shall be invoiced for the total amount of 400 euros, deducted from the deposit. The Client shall no longer be able to use the spa during this period of intervention without being able to complain to the Lessor.

In the event of a drought alert, the Lessor shall send the Client a reminder by e-mail (with instructions from the French Prefecture) of the instructions for use of the spa in order to preserve the quality of the bathing water for all of the season's guests. If, during his visits, the specialised professional finds

that the instructions have not been complied with to such an extent that the bathing water cannot be restored to a sufficiently hygienic state in accordance with current standards using cleaning products, and forces him to empty the spa without the possibility of refilling it due to water restrictions, €500 will be deducted from the Client's deposit per week of rental following his stay as commercial and financial compensation for the next guests, as they will no longer be able to benefit from this service due to the Client's negligence. The Client shall no longer be able to use the spa during this period of intervention without being able to complain to the Lessor.

The cleaning and maintenance services staff have their own means of access, which they may only use for the purposes of the missions entrusted to them. They intervene with appropriate discretion.

#### **Article 7 - LESSOR'S COMMITMENTS**

The Lessor undertakes to provide the Client with the Cottage, its furniture and the equipment described in the general description of the premises appended hereto, on the days and time specified in the booking confirmation.

He undertakes to provide the Client with clean premises, equipped and furnished in working order.

#### **Article 8 - CLIENT'S COMMITMENTS**

The Client undertakes to use the Cottage, its furniture and equipment in accordance with the provisions of these CGS, the Internal Rules and according to the normally expected use of these properties. In any event, it has been further agreed that the use of the Cottage for any activity prohibited by law or regulations, as well as for any purpose contrary to public order and morality is prohibited. The Client undertakes to respect the maximum capacity of the Cottage as well as the number of guests stipulated in the booking confirmation.

The Cottage, its furniture and equipment must be returned in the condition in which they were at the start of the rental. In the event of damage, the provisions of the article "PENALTIES FOR DAMAGE" below shall be applied.

Unless the Client has previously written to the Lessor, they are not authorized to bring additional furniture.

The Client undertakes to respect the days and time agreed when taking possession and returning the premises. Any excess shall be subject to additional invoicing.

Cleaning is included in the rental price, however, the Client and their guests undertake, before their departure, to replace the equipment and furniture of the Cottage which may have been moved from their initial location, undo the bedding (with the exception of bedding protection), empty the garbage bins, the refrigerator and the freezer. In accordance with the stipulations of the article "CLEANING AND MAINTENANCE OF THE PREMISES", cleaning does not include the cleaning of dishes and kitchen equipment such as a robot, raclette machine or barbecue that the Client is responsible for cleaning and storing before their departure.

The Customer agrees to let the staff in charge of the services included in the rental rate intervene during their stay: cleaning and maintenance of the spa.

The Client undertakes to allow access to the Cottage only to the people staying and in compliance with the maximum capacity of reception: 12 adults and 6 children.

The commitments stated above fall to the Client and their guests he vouches for.

The Client undertakes to occupy the Cottage himself and refrains from any subletting.

The Client undertakes to take out the said "holiday" insurance covering the risk of damage to property and persons, in particular the consequences of civil liability, water damage, glass breakage, theft, fire and explosion that may occur on the Cottage.

The Client is responsible for the safety of his guests and the premises they occupy. He is responsible for immediately evacuating his guests as soon as the fire alarm is triggered and ensuring that no one remains in the premises.

Finally, he undertakes to pay the price agreed in the estimate according to the conditions stated herein.

#### **Article 9 - CLAIM FOR COMPENSATION OF DAMAGES**

Unless it is proven that it is due to a case of force majeure or that it is not the Client or his Guests' fault, the Client is liable for all damage observed on the Cottage, its furniture, equipment, access roads and parking spaces that occurred during the rental period, regardless of the author. They are liable for any missing furniture and equipment under the same conditions.

Damage is observed on the Cottage, its equipment or furniture when one of these elements is in worse condition at the end of the stay than when the tenants took possession of the premises. The Client is also liable for any damage that would have not been observed when the premises were returned when they - or their guests - deliberately concealed them.

Furniture or equipment is considered missing when it is mentioned in the general description of the premises in the appendix and may not be found when the premises are returned.

The costs related to the repair of the damaged element or the purchase of the missing equipment shall be deducted from the deposit. When the cost of the repairs to be undertaken or the elements to be replaced exceeds the amount of the deposit, the Lessor shall present the Client with an additional invoice which the latter undertakes to pay upon receipt of the invoice.

#### **Article 10 - NATURAL AND TECHNOLOGICAL RISKS**

In accordance with the provisions of section L125-5 of the Environmental Code, a statement of natural and technological risks of less than six months is attached hereto. The Client is informed that the Cottage is located in an area covered by a foreseeable natural risk prevention plan and is located in a level 4 seismic zone (on a scale of 1 to 5).

Given its date of construction, the Cottage is not subject to the obligation to carry out an asbestos

technical diagnosis or a statement of risk of exposure to lead.

#### **Article 11 - TERMINATION**

In the event of a serious breach of the Internal Rules by the Client or his Guests, in particular the ban on smoking inside, non-compliance with the maximum capacity in the premises or the ban on subletting or of their purpose, the Lessor may terminate the Contract unilaterally and without notice.

The Client and his guests shall be asked to leave the premises as soon as possible.

The Client has the option of unilaterally terminating the contract when the Lessor does not meet their obligation to deliver the premises or when these do not conform to the description.

#### **Article 12 - PERSONAL DATA**

The company SNC PARADIS BLANC, in charge of processing, implements computerized processing of the personal data transmitted by the Client during his booking or prior to it, in order to respond to his request for information and then organize and carry out the lease. The data collected may also be processed by the company SNC PARADIS BLANC to comply with the legal and regulatory obligations falling to it (accounting and tax in particular) and finally, for commercial prospecting and communication purposes.

They are kept for a period of three (3) years from the end of the business relationship. This period may be extended to comply with a legal or regulatory obligation or in the context of preserving the Lessor's interests in the event of a dispute.

The personal data is intended solely for the company SNC PARADIS BLANC and its service providers involved in the execution of the present contract (in particular the service providers in charge of the hosting and management of the website or the agent responsible for welcoming clients and delivering the keys).

The processing is based, as the case may be, on the execution of the Contract or pre-contractual measures thereto, on compliance with a legal or regulatory obligation falling to the Lessor, on the legitimate interest of the Lessor to communicate his services and again that of preserving his interests in the event of a dispute.

The Client benefits from a right of access and, where applicable, rectification or erasure of his personal data, a right to limit processing or opposition, which he may exercise by mail to the following address: SNC PARADIS BLANC, 33 rue du port Bernard in ECHENON (21170) or by e-mail to the address: [patricia@neverdie.fr](mailto:patricia@neverdie.fr)

The Client who considers that his rights have not been respected also has the possibility of filing a complaint with the competent control body in his country of residence (the competent body in France is the CNIL).

**Article 13 - NO RIGHT OF WITHDRAWAL**

In accordance with the provisions of section L221-28 12° of the consumer code, the right of withdrawal can not be exercised for the services covered by the present contract.

**Article 14 - SAFEGUARD CLAUSE**

In the event that a provision of the Contract proves to be or becomes incompatible with a legal or regulatory provision, the other provisions shall retain their force and scope.

In this case, the parties shall come together at the most diligent party's initiatives to determine by mutual agreement the modifications made to the said stipulation to make it compatible with the legal order or to consider the follow-up to be given to the contract, while striving to deviate as little as possible from the cost saving view and, more generally, from the spirit that governed the drafting of the stipulation to be amended.

**Article 15 - APPLICABLE LAW - JURISDICTION**

By express agreement, the Contract is governed by French law.

The language of the contract is French.

Unless there are mandatory contrary legal provisions, any dispute relating to the execution of

the present contract and its consequences shall be submitted to the French courts.

The Consumer Client is informed that they may in any case resort to conventional mediation, under the conditions provided for by Section L 612-1 et seq. of the Consumer Code, or to any alternative method of dispute resolution (conciliation, for example) in the event of a dispute.

The Lessor's mediator is CNPM MEDIATION CONSUMPTION (CNPM MEDIATION CONSOMMATION), he may be contacted at the following coordinates: [www.cnpm-mediation-consumption.eu](http://www.cnpm-mediation-consumption.eu) / 27 avenue de la libération à 42400 Saint Chamond / Telephone +33 9.88.30.27.72.

In addition to the mediation procedure provided for above, the Client is reminded that they may lodge a complaint on the Online Dispute Resolution ("ODR") platform published by the European Commission, facilitating the independent out-of-court settlement of disputes. between consumers and professionals in the European Union (article 14 of Regulation (EU) n°524/2013 of 21 May 2013). This platform is accessible at the following address: <https://webgate.ec.europa.eu/odr/>

For business clients only : the Commercial Court of Dijon has sole jurisdiction.

## **APPENDIX 1: Description of the premises - section L324-2 of the Tourism Code**

The premises offered for rental are as follows:

### **I. General Information**

Owner's name and address: the company SNC PARADIS BLANC, a group partnership with a capital of €450,000, whose registered office is located at 33 rue du port Bernard in Echenon (21170), registered with the registry of the commercial court of DIJON under number 879 842 474

Owner contact details: Mrs. Patricia MAILLOTTE, manager: [patricia@neverdie.fr](mailto:patricia@neverdie.fr)

Concierge service contact details: ALPES CONCIERGERIE, Nathalie VIGNAL on 06.60.84.01.99 or Ludovic VIGNAL on 06.88.58.94.04 : [contact@alpesconciergerie.com](mailto:contact@alpesconciergerie.com) / [www.alpesconciergerie.com](http://www.alpesconciergerie.com)

Address of rented premises: 1585 route de la Plagne in MORZINE (74110) FRANCE

Description of the property: independent chalet of about 300 m<sup>2</sup> for a maximum of 18 people (12 adults maximum and 6 children) with outdoor terrace, spa and sauna, on a 250 m<sup>2</sup> garden

Construction date: 2016

Classification in furnished tourist accommodation 5 stars<sup>1</sup>

The property comprises 9 rooms including 7 bedrooms (6 suites and 1 dormitory), 6 bathrooms and 7 toilets. The maximum capacity is 18 people including 12 adults maximum and 6 children. This distribution cannot be modified.

The beds are distributed as follows:

- 1<sup>st</sup> floor: 3 individual bedrooms each with a double bed (one 180\*200 bed and two 160\*200)
- Ground floor: 2 individual bedrooms each with a double bed (one 140\*200 bed and one 160\*200)
- Lower half-level: 1 individual bedroom with a 160\*200 double bed and 1 dormitory with six bunk beds 90\*190 each (the dormitory is exclusively for children and cannot be occupied by adults under any circumstances).

Private outdoor parking spaces are provided for vehicles.

The property is for the exclusive use of the tenant. Rooms not occupied during the rental period will be locked.

### **II. Location of the building in the locality**

The Cottage is located 1.5 km from the center of the village of Morzine and the Tourist Office: accessibility possible without a car with free shuttles in season, or about 10 to 20 minutes on foot by the Route de la Plagne or by the Dérèches park in the heart of nature. The bus stop and access to Les Dérèches is located 50 meters from the Cottage.

### **III. Description of the chalet and equipment**

The rooms of the chalet and its equipment are detailed in the table below :

---

<sup>1</sup> \* The Chalet is classified as a 5 star Meublé de Tourisme (with furniture) for 15 people, this standard not offering the possibility of putting more than 3 people per room. However, our spacious dormitory has 6 quality beds, or 18 beddings in total.

<p style="text-align: center;"><b>LOW GROUND FLOOR Entrance and hallway</b></p>	1 wooden corner cabinet with 1 wooden table lamp with shade + 1 decorative horn placed + 1 wooden "heart" tray + 2 white wall lights
	1 x 9kg powder extinguisher decorated with the chalet logo + 1 rubber umbrella box with 2 umbrellas + 1 white statue with 3 owls superimposed (on the ground) + 1 welcome board + 1 board with fire and emergency instructions + 1 board with the Chalet's internal regulations
	3 wooden shoe shelves + 3 silver wall coat racks
	1 bench "cowhide"
	1 "wheel" floor lamp + 1 wooden star with mountain decor on the wall
	1 wooden console + 1 wooden bench + 1 lumiphore with large candle (on the ground) + decoration on console depending on the season (in summer 1 plum glass vase with 3 bouquets of artificial plum baby's breath, in winter 2 decorative white ceramic statues + 1 ski Santa Claus) + 1 mountain landscape glass frame + 1 social networking frame
	1 carpet "Paradis Blanc"
	1 large wooden wall mirror
	1 "guest" WC with 1 roll-out + 1 trash can + toilet brush + wall decoration + 1 wall mirror + 1 black plastic soap pump + 1 towel holder + 1 wooden shelf + "hearts" wall decoration
	1 wall cupboard 2 wooden sliding doors including 1 travel cot with integrated changing table + 1 folding mattress with mattress protector + 1 baby mattress + 1 wooden high chair + 1 plastic child stepladder 2 steps + 1 pillow 50x70 with pillow protector + 3 vases & 3 jars
	3 "deer" paintings with black wooden frames + 1 small wooden frame with metal deer
	1 private garage not accessible in rent
	<p style="text-align: center;"><b>LOW GROUND FLOOR Garden side bedroom "Ressachaux"</b></p>
1 turquoise "fur" blanket + 4 matching cushions	
1 wooden cabinet 2 sliding doors and 2 drawers with 10 wooden hangers	
2 wooden bedside tables 2 drawers + 2 "heart" bedside lamps with beige shade	
1 Samsung TV number 6 connected to the internet	
1 "Morzine village" wall decoration in black metal + 2 wall hooks in wood and black metal	
1 "Chamonix Mont Blanc" painting	
1 pair of double window curtains + 1 electric roller shutter with remote control	
1 room thermostat	
<b>Bathroom</b> : 1 matching tumbler and 1 soap dispenser imitation charcoal stone + 1 illuminated wall-mounted magnifying mirror + 1 hair dryer + 1 vanity unit 2 wooden doors + 1 trash can + a toilet paper dispenser + 1 toilet brush + wall spray deodorant + 1 wall squeegee shower + 1 towel radiator	
<p style="text-align: center;"><b>LOW GROUND FLOOR Street side bedroom "Dérèches"</b></p>	1 bed 140x200 with mattress sheet + 1 duvet 240x220 + 2 pillows 50x70 with 2 pillow sheets + 2 pillows 65x65 with 2 pillow sheets
	1 black and white checkered plaid + 4 assorted cushions
	1 brown animal skin rug
	1 dressing with 5 shelves and a wardrobe with 10 wooden hangers
	2 wooden bedside tables 3 drawers + 1 wooden chest of drawers 3 drawers + 1 brown leather armchair with 1 red cable car cushion
	1 Samsung TV number 5 connected to the internet
	2 wall lights with black shade and reading light
	2 "Black Peuf" paintings on the TV side + 1 large "Black Peuf" painting on the street side + 1 wooden deer head wall decoration + 1 wooden heart with metal deer head + 1 wall hook 2 silver
	3 window blinds + 3 electric roller shutters with remote control
	1 room thermostat
	<b>Bathroom</b> : 1 cup and 1 assorted golden brown soap dispenser + 1 wall mounted luminous magnifying mirror + 1 trash can + 1 toilet paper dispenser + 1 bronze toilet brush + 1 wall spray deo + 1 hair dryer + 1 shower screen squeegee + 1 dryer radiator -towel
<p style="text-align: center;"><b>BASEMENT Bedroom "Pleney" BASEMENT</b></p>	1 bed 160x200 with mattress sheet + 1 duvet 260x240 + 2 pillows 50x70 with 2 pillow sheets + 2 pillows 65x65 with 2 pillow sheets
	1 brown "fur" blanket + 2 matching cushions + 2 gray knit cushions
	1 dressing with 6 shelves + 3 fabric baskets + 2 wardrobes with 10 wooden hangers

<b>BASEMENT Bedroom "Pleney"</b>	2 wooden bedside tables + 2 metal hanging lamps
	1 Samsung TV number 7 connected to the internet
	1 wooden dressing table with 2 drawers + wooden wall mirror + turquoise fabric stool + wooden decorative table
	1 colored wooden chest of drawers 2 sliding doors + 1 ceramic table lamp with gray shade + 1 table skier and mountains
	2 vintage ski paintings + 1 heart wood wall decoration
	2 window blinds + 1 electric roller shutter with remote control
	1 room thermostat
	<b>Bathroom</b> : 1 cup and 1 assorted gray soap dispenser and string + 1 towel holder + 2 wall hooks + 1 wall-mounted luminous magnifying mirror + 2 gray metal corner shelves + 1 wooden cabinet with 1 door and 2 shelves + 1 trash can + 1 toilet paper dispenser + 1 toilet brush + 1 wall spray deodorant + 1 hair dryer + 1 shower screen squeegee + 1 towel radiator + 1 WC instructions table
<b>BASEMENT Dormitory "Rêves"</b>	3 wooden bunk beds 90x190 with 6 mattress sheets + 6 duvets 140x200 + 6 pillows 50x70 with 6 pillow sheets + 6 pillows 65x65 with 6 pillow sheets
	6 red "checkered" plaids + 6 assorted cushions
	1 chest of 5 drawers + 1 gray fabric basket + 1 white shelf 4 niches linked together by a rod including 18 wooden hangers
	6 black wall lights with tablet, reading light and USB connection
	1 white digital wall clock
	1 red carpet
	2 "Black Peuf" paintings + 4 wooden boards Morzine theme + 2 vintage ski paintings
	1 window + electric roller shutter with remote control
	4 ceiling speakers connected to Sonos
	1 room thermostat
<b>BASEMENT : Wine cellar, boiler room and technical cabinet</b>	Private, not accessible in rent
	in the corridor : 2 Morzine wooden boards / planks
<b>BASEMENT SKI Room</b> <i>(accessible only from the outside)</i>	electric ski boot warmer 10 pairs
	4 ski pole holders
	7 ski storage
	1 wooden wall shelf with 5 niches
	1 wooden shelf on the floor with 6 fabric baskets
	1 wooden shelf on the floor 2 boxes
	1 bench and 1 wooden stool
	2 coat racks + groundsheet
<b>BASEMENT Laundry room</b>	BOSCH Washing Machine + Tumble Dryer
	A folding dryer + 1 wardrobe with 3 wooden hangers + 1 towel radiator
	1 gray plastic laundry basket + 1 white plastic waste bin
	"Lavender" ironing board + Philips iron
	Numatic "Henry" vacuum cleaner + accessories (spare vacuum cleaner bags in the sink unit)
	2 brooms, feather duster, 2 shovel / broom sets, basin, bucket and mops, bucket + broom + Leifheit system mop
	4 private storage cupboards not accessible in rent
<b>HIGH GROUND FLOOR Living room</b>	1 brown leather corner sofa with 7 decorative cushions
	1 straight sofa in gray velvet with 2 turquoise decorative cushions
	1 square coffee table with 3 decorative wooden candlesticks with led candles + 1 glass candle holder with electric garland + 12 slate coasters
	1 cowhide rug
	2 ends of the sofa in metal and wood with 2 lamps
	2 wicker baskets with 4 "fur" plaids
	1 large transparent vase with wooden rods and light garland
	1 "ski" floor lamp with brown shade



HIGH GROUND FLOOR Living room	1 TV cabinet with 1 niche and 3 drawers (the right drawer: 4 pairs of 3D glasses) + 1 "hairy deer" decoration + 1 "metal deer" decoration + remote control storage + 6 wooden coasters
	1 Samsung TV "SALON TV" connected to the internet + Samsung 5.1 Home Cinema with 3D Bluray
	1 English TV channel decoder + 1 Sonos module (do not touch!)
	1 gray leather armchair with 1 ecru animal skin and 1 turquoise decorative cushion + 1 ecru fur
	1 lumiphore with large candle (on the ground) + a red "Morzine Avoriaz" plaque on the beam
	3 wall lights + 2 metal chandeliers
	1 large "Morzine" frame + 1 Vintage red telephone
	1 pair of double window curtains + 1 electric roller shutter with remote control
HIGH GROUND FLOOR Dining room	1 large table in solid oak with large central decoration in silver metal + 14 chairs with oak legs and plastic seats 4 assorted colors
	1 wooden floor lamp and gray shade
	4 pairs of double curtains 2 sliding bays + 2 electric roller shutters with remote control
	1 "cows" painting + 2 floor mats in front of bay windows
	1 chandelier with 10 large decorative globes + 1 wall light
HIGH GROUND FLOOR Kitchen	1 metal deer's head + 1 small red Morzine decorative cable car on metal cable
	5 bar stools with wooden seat + metal leg
	2 household waste bins
	1 room thermostat for the entire living room
	1 silver metal wall clock + 1 Leifheit aluminum & cellophane dispenser + 1 heart / ski decoration + 1 "Morzine" enamel sign
	1 double curtain on French window
	2 wall lights 2 stainless steel spotlights on the sink
	4 gray chandeliers on central island + 4 speakers connected to Sonos
	<b>A fully equipped kitchen including (from left to right and from bottom to top) :</b>
	<b><u>CENTRAL FURNITURE :</u></b>
	18 gray flat plates with gold edging
	18 gray bowls with gold border
	4 stainless steel egg cups
	2 red silicone trivets and 2 black silicone trivets
	2 stainless steel trivets
	Remote control for the ceiling hood
	18 powder pink dessert plates with gold rim
	2 Seb CLIPSO 9 liter pressure cooker with integrated basket and recipe booklet + 1 large black and
	1 red silicone tongs + 1 black silicone ladle + 1 black silicone serving spoon + 1 stainless steel serving spoon + 2 stainless steel skimmers + 1 black silicone spaghetti spoon
	1 stainless steel can opener, 1 cheese slicer, 1 garlic press, 1 razor raclette
	3 small kitchen knives (1 orange tupperware + 1 black handle + 1 red handle) + 1 Havana Club wooden pestle + 1 pizza wheel
	1 kitchen chisel + 1 chicken chisel
	1 wooden cutlery rest + 3 peelers + 1 peeler + 1 mash press
	2 large white ceramic serving dishes + 2 hammered white ceramic serving dishes + 1 white ceramic serving plate
	11 Masterchef white ceramic ramekins + 5 brown crème brûlée ramekins
	2 pans and 1 TEFAL Ingenio sauté pan with 3 removable handles (in 1 small white ceramic dish) and 1 stainless steel cover
	2 TEFAL Ingénio stainless steel saucepans + 2 large stainless steel trivets
	2 stainless steel saucepans with integrated handles + 2 glass lids
	2 wooden cutting boards (small and large) + 1 "deer head" wooden cutting board + 1 grey plastic cutting board
	wood stand with 6 kitchen knives + 1 black Tupperware knife sharpener
	1 breadboard with integrated bread knife + 2 bread baskets with red checkered fabric

HIGH GROUND FLOOR Kitchen	1 OXO salad spinner
	2 Dutch oven + 2 saucepans with integrated stainless steel handles + 4 glass lids
	1 IKEA mechanical scale + 3 stainless steel colanders + 2 foldable red and black silicone colanders + 1 folding red microwave cover
	<b>ON THE WORK PLAN</b> : 1 decorative mountain utensil pot with 2 wooden spoons + 1 red silicone spatula + 1 stainless steel whisk + 1 black silicone spatula and red handle + 6 TUPPERWARE utensils (small ladle, large ladle, skimmer, large spatula, large spoon, shovel tart) + 1 SIEMENS induction hob + 1 remote-controlled ROBLIN ceiling hood
	<b>WINDOW SIDE</b> :
	1 BOSCH built-in fridge
	2 raclette ovens for 8 people each
	1 SIEMENS microwave combination oven with a rack, 1 SIEMENS traditional oven with 1 rack, 1 SIEMENS warming drawer (In the warming dish: 4 drip trays for the ovens + 1 round metal plate)
	2 metallic tart molds + 1 "flower" cake mold + 1 "kougelhopf" cake mold + 1 Pyrex graduated pitcher + 1 rolling pin + 2 Masterchef white ceramic tart molds
	4 oven mittens + 20 slate-like plastic placemats
	3 fly swatches + 2 imitation wood serving trays
	2 rectangular Masterchef white ceramic dishes + 1 square red ceramic dish + 1 set of 2 IKEA white ceramic dishes
	1 Le Creuset red cast iron casserole dish + 1 large black metal dish with handles + 1 large stainless steel dish with handles + 1 small stainless steel dish
	1 BOSCH built-in dishwasher
	1 glass wine decanter + 1 white ceramic teapot + 1 glass water carafe + 4 plastic plates and 1 plastic cup for babies
	4 ceramic "heart" mugs + 4 ceramic "groundhog" mugs + 4 ceramic "cable car" mugs
	16 ceramic espresso cups + 4 ceramic red hearts bowls + 4 ceramic red hearts mugs
	18 AMEFA steak knives black handles + AMEFA complete cutlery set 18 knives + 18 forks + 18 tablespoons + 18 dessert spoons
	1 Le Creuset corkscrew + 2 lemonade makers (versatile corkscrews)
	2 sets of baby spoon and fork and knife
	2 sets of Guzzini salad servers in red and gray plastic + 1 set of stainless steel salad servers
	18 wooden spatulas for raclette oven
	1 red silicone brush + 1 orange and black Tupperware pastry spatula
	12 forks + 12 snail tongs
	1 Tupperware purple plastic egg separator
	1 garlic grater + 1 wire to cut + 1 foie gras cutting wire
	2 red plastic OMADA salad bowls + 1 wooden bowl + 3 white ceramic bowls + 2 glass bowls
	1 pitcher in red ceramic with white dots + 1 pitcher in gray ceramic heart + 6 cocktail glasses
	12 champagne flutes + 12 red wine glasses + 12 shot glasses + 16 bistro type liqueur glasses
	24 bistro-type water glasses + 12 white wine glasses
	<b>ON THE SIDE OF THE COLUMN</b> : 1 "deer" hook with the sauna and ashtray keys
	<b>ON THE WORK PLAN</b> : 1 Joseph Joseph sink set with a dish brush, washing up liquid and sponge + 1 black PHILIPS toaster + 1 black NESPRESSO coffee machine
	HIGH GROUND FLOOR "Cocoon" kitchen balcony
	1 small round wooden table + 1 outdoor "heart" rug
	2 hanging wicker cocoons with 2 animal skins
HIGH GROUND FLOOR Cellar	1 BOSCH 7-drawer freezer
	1 Dyson V11 cordless vacuum with accessories
	1 Cheese box
	1 TEFAL "filter" coffee machine + 1 PHILIPS kettle
	1 PHILIPS toaster
	1 COZY LIFE crunch / waffle machine

<b>HIGH GROUND FLOOR Cellar</b>	1 TEFAL pancake-party
	1 BOSCH electric whisk
	1 small KENWOOD chopper
	1 MOULINEX blender
	2 extension cords
	1 Sonos module (do not touch!)
	On the wall: on a wooden hook, 3 Weber barbecue accessories with black handles + 2 barbecue accessories with wooden handles
	1 stainless steel ice cube bucket and leather handle + 1 stainless steel wine bucket
	1 bread bag in red and white fabric hung behind the door on a stainless steel hook 4 hooks
	4 private storage cupboards not accessible in rent
<b>1ST FLOOR Mezzanine office corner &amp; reading corner and hallway</b>	1 wooden bookcase with 12 boxes and 2 sliding doors accommodating 7 decorative statues + 2 soft toys + 1 guest book + tourist documentation + books available (loan!) To tenants + Technical documentation book on the Chalet
	1 x 9kg powder extinguisher decorated with the chalet logo
	17 metal and wood shelves with 27 decorative objects (photos in the welcome book)
	1 armchair in ecru hair with 1 gray cushion with red deer pattern + 1 wooden magazine holder
	1 ecru rug + 2 vintage ski paintings
	1 wooden desk with 1 niche and 3 drawers + 1 wood and metal desk lamp + 1 ceramic "white angel" statuette + 1 wooden chair and black plastic seat + 1 white wicker bin + 1 power strip with switch and 6 sockets
	2 wooden chandeliers + 1 spot + 1 glass and stainless steel wall light
	On the wall in the staircase : 1 pair of old wooden and leather snowshoes + 2 assorted old walking
	1 Morzine board + 3 heart slates with silver texts + 1 deer board with wooden frame
<b>1ST FLOOR Bedroom "Master"</b>	1 bed 180x200 with mattress sheet ( <b>thickness 40cm!</b> ) + 1 duvet 280x240 + 2 pillows 50x70 with 2 pillow sheets + 2 pillows 65x65 with 2 pillow sheets
	1 dark gray "boutis" blanket + 2 matching cushions + 2 gray cushions with silver pattern
	2 charcoal gray armchairs with 2 cushions matching the double curtains
	1 pair of double sliding bay curtains + 1 electric roller shutter with remote control
	1 wooden chest of drawers 3 drawers + 2 wooden bedside tables 3 drawers
	3 silver horn wall hooks with 10 wooden hangers
	1 Samsung TV number 1 connected to the internet + 1 Bose sound bar (only one remote control for the 2 devices)
	1 small table "text" golden frame
	5 wall lights with taupe shade including 2 with reading lights + 1 rail of 4 metal spotlights
	2 white Bose speakers connected to Sonos
	1 room thermostat
	1 private dressing room not available in rent
	<b>Bathroom</b> : 1 tumbler and 1 assorted anthracite soap dispenser + 1 wooden cabinet 3 shelves, 1 drawer (and 1 private low door locked with a key) + 1 hair dryer + 1 towel holder + 1 luminous magnifying mirror placed + 1 bin + 1 dispenser toilet paper + 1 toilet brush + 1 wall spray deodorant + 1 shower screen squeegee + 1 black bathtub shelf + 1 gray "heart" bathtub cushion + 2 Bose speakers connected to Sonos + 1 towel radiator + 4 wall hooks + 4 black wall lights
<b>On the balcony</b> : 2 folding wooden chairs	
<b>1ST FLOOR Bedroom "Nantaux"</b>	1 bed 160x200 with mattress sheet + 1 duvet 260x240 + 2 pillows 50x70 with 2 pillow sheets + 2 pillows 65x65 with 2 pillow sheets
	1 brown "fur" blanket + 2 matching cushions
	1 wooden chest of drawers 5 drawers
	1 dressing with 3 shelves and a wardrobe with 10 wooden hangers + 1 rail of 2 spots + 2 hooks 2 silver horns + 1 animal skin rug
	1 Samsung TV number 2 connected to the internet
	1 large lake and mountain landscape painting + 2 vintage ski paintings + 1 photo of the "Morzine Bridge"

<b>1ST FLOOR Bedroom "Nantaux"</b>	1 white and silver deer head above the bed
	1 gray bamboo clothes ladder
	4 white wall lights + 1 ceiling light with 2 taupe shades
	1 pair of double sliding bay curtains + 1 electric roller shutter with remote control
	1 room thermostat
	1 large wall mirror with several intertwined squares in the small hallway
	<b>Bathroom</b> : 1 assorted wooden cup and 1 soap dispenser + 1 towel holder + 1 wooden shelf 5 levels + 1 illuminated wall-mounted magnifying mirror + 1 hair dryer + 1 trash can + 1 toilet paper dispenser + 1 toilet brush + 1 wall spray deodorant + 1 wall squeegee shower + 1 towel radiator + 2 wall hooks + 1 3 spotlight ceiling light + 2 metal and glass wall lights + 2 wooden venetian blinds
	<b>On the balcony</b> : 2 folding wooden chairs
<b>1ST FLOOR Bedroom "Cocon"</b>	1 bed 160x200 with mattress sheet + padded headboard in anthracite gray velor + 1 duvet 260x240 + 2 pillows 50x70 with 2 pillow sheets + 2 pillows 65x65 with 2 pillow sheets
	1 glossy brown "fur" plaid + 2 matching cushions + 1 cushion matching the curtain
	1 wooden cabinet 2 sliding doors and 2 drawers with 10 wooden hangers
	1 wooden chest of drawers with 4 drawers + 2 wooden bedside tables with 3 niches
	1 Samsung TV number 3 connected to the internet
	3 small deer heads paintings + 1 wall hook 2 silver horns + 1 slate wall hook with 3 metal deer heads
	5 wall lights with white lampshade + 1 ceiling lamp with 2 white lampshades
	1 blackout window curtain
	1 room thermostat
	<b>Bathroom</b> : 1 assorted golden goblet and soap dispenser + 1 towel holder + 1 illuminated wall-mounted magnifying mirror + 1 wooden shelf with 4 compartments and 2 wicker baskets + 1 hair dryer + 1 trash can + 1 toilet paper dispenser + 1 toilet brush broom + 1 wall spray deodorant + 1 shower screen squeegee + 1 towel radiator + 2 wall hooks + 3 metal and glass wall sconces
<b>ATTIC Mezzanine "children's corner"</b>	3 gray ribbed fabric poufs + 3 turquoise
	3 small wooden nesting tables
	1 Samsung TV number 4 connected to the internet + 1 Samsung Bluray player number 4
	1 statue "couple on a bench"
	2 wall cupboards not accessible in rent
<b>OUTSIDE BALCONY / TERRACE</b>	Spa with cover lift
	TIMBERIN wooden sauna
	1 garden chalet for the secure storage of your bikes (only during the summer season)
	1 large extendable aluminum table + 14 HESPERIDES aluminum and textilene armchairs
	1 Garden furniture 2 sofas 2 places + 4 armchairs + 1 aluminum and textilene coffee table
	2 HESPERIDES aluminum and textilene lounge chairs + 1 small woven square table
	1 square wooden table with 2 matching folding chairs
	1 teak bench and its matching armchair
	1 Weber gas barbecue with barbecue mat (protection of the wooden terrace)
	1 water inlet with garden hose
<b>GARAGE</b>	Private, not available in rent

## **APPENDIX 2: COTTAGE RULES**

### **SCOPE**

Anyone accessing the CHALET PARADIS BLANC is required to comply with these internal rules.

### **COTTAGE DESTINATION**

The CHALET PARADIS BLANC is offered for rent as a 5-star furnished accommodation: it welcomes you during your vacation stays with family and/or friends or for professional receptions such as seminars or training. It cannot be used for other purposes, in particular for private receptions such as weddings, bachelor/bachelorette parties, birthdays, etc. or for carrying out commercial transactions.

The CHALET PARADIS BLANC may under no circumstances be used for the exercise of an activity that is illegal or contrary to public order and morality.

### **MAXIMUM CAPACITY**

The maximum capacity of CHALET PARADIS BLANC is 18 people including 12 adults maximum and 6 children. This distribution cannot be modified.

For safety reasons, it must not be exceeded. Any overrun observed may give rise to the immediate termination of the rental contract.

The number of guests announced when booking must also be respected.

### **ARRIVAL AND DEPARTURE TIMES**

Arrivals must be between 4 and 6 p.m. on the 1<sup>st</sup> day of rental, departures between 8 a.m. and no later than 10 a.m. on the last day. Users are required to comply with them.

When different times have been agreed upon when booking, users are required to respect them and vacate the premises, including exteriors and private parking spaces, at the agreed times. Any overrun will give rise to additional invoicing.

### **ACCESSIBLE PREMISES**

Users are not authorized to access or attempt to access the following private spaces which are excluded from rental:

- In the basement: the wine cellar, the boiler room and the technical cabinet, and in the laundry room, 4 storage cupboards (all locked),
- The locked garage,
- On the upper half-level: in the cellar, 4 lockable storage cupboards,
- On 1<sup>st</sup> floor in the "Master" bedroom: a private locked dressing room,
- In the attic, on the mezzanine "children's corner": 2 wall cupboards locked with key.

### **USER BEHAVIOR**

Users of the premises are asked to behave in a decent manner and to respect the premises and equipment made available to them. It is requested in particular, without this list being exhaustive:

- To make reasonable and wise use of water and energy,
- To limit noise and respect the tranquillity of the neighbourhood, including during departures and arrivals,
- To respect the furniture, technical equipment and decorative elements of CHALET PARADIS BLANC and to comply with their use: it is obviously forbidden to climb on the furniture or move it, or to use the equipment for a purpose other than that for which it is intended,
- To respect the elementary rules of hygiene and the cleanliness of the premises, including the exteriors,

In addition, it is strictly prohibited:

- Smoking or vaping indoors,
- To bring animals into the premises, including the garden,
- To bring or consume an illicit substance,

- To bring firecrackers, smoke bombs or explosive devices - their use outdoors is also prohibited,
- To use bicycles, scooters, rollerblades, skateboards, overboards, monowheels and more generally, equipment intended mainly to be used outdoors inside the premises, including when these elements are intended for children,
- Store skis, snowboards, sledges, snowshoes, boots and all snow equipment outside the locations provided for this purpose. A ski room is provided for their storage.

### **INCIDENT MANAGEMENT**

When the guests note the malfunction of an equipment of the CHALET PARADIS BLANC or a technical problem such as a water leak, a power cut, etc., they undertake to notify the owner or its concierge service without delay and refrain from attempting to carry out repairs themselves.

If such an incident requires the carrying out of urgent work or interventions by a professional, users agree to allow access to CHALET PARADIS BLANC. The execution of such work does not give rise to compensation for the Client.

### **USE OF FURNITURE AND PREMISES**

The CHALET PARADIS BLANC furniture and its decorative elements must not be moved or used outside.

It is forbidden to bring additional furniture, including for outdoor use (tent, barnum, etc.).

It is strictly forbidden to drill holes in the walls, doors or ceilings, to embed thumbtacks, nails or to use tape type adhesives or fixing paste.

It is forbidden to fix or affix adhesive elements or products such as artificial snow, for example, to the glazing.

It is forbidden to make modifications to existing installations.

Vehicles must park only in the private spaces provided for this purpose: under no circumstances should you park at the neighbours or outside the sites.

### **USE OF SPA AND SAUNA**

The use of the spa and the sauna is entirely the responsibility of the client, who must read the safety instructions and the contraindications displayed near this equipment and indicated in the welcome book.

For the record, access to the sauna is strictly forbidden to children.

Their access to the swim spa is exclusively under the supervision of an adult.

Wearing a bathing suit and a towel is mandatory in the sauna.

It is strictly forbidden to consume food or drink in the spa or sauna.

Users must respect the maximum capacity of this equipment and their maximum duration of use.

### **SECURITY**

All users of CHALET PARADIS BLANC must take note of the fire safety instructions posted on the premises. It is strictly forbidden to prevent or reduce access to emergency exits.

### **NOISE**

The customer and his guests must respect the tranquillity of the neighbourhood, including during festive events. It is recalled that noise, whether diurnal or nocturnal, is sanctioned by the penal code.

### **RESPONSIBILITY**

Anyone accessing CHALET PARADIS BLANC is responsible for the security of their property. The Lessor declines all responsibility in the event of theft or damage to personal effects, including incidents occurring on vehicles.

## APPENDIX 3 : STATEMENT OF NATURAL AND TECHNOLOGICAL RISKS



Ce QR Code peut servir à vérifier l'authenticité des données contenues dans ce document.

### ÉTAT DES RISQUES POUR L'INFORMATION DES ACQUÉREURS ET DES LOCATAIRES

Établi le 2 novembre 2023

La loi du 30 juillet 2003 a institué une obligation d'information des acquéreurs et locataires (IAL) : le propriétaire d'un bien immobilier (bâti ou non bâti) est tenu d'informer l'acquéreur ou le locataire du bien sur certains risques majeurs auquel ce bien est exposé, au moyen d'un état des risques, ceci afin de bien les informer et de faciliter la mise en oeuvre des mesures de protection éventuelles.

L'état des risques est obligatoire à la première visite.

Attention! Le non respect de ces obligations peut entraîner une annulation du contrat ou une réfaction du prix.

Ce document est un état des risques pré-rempli mis à disposition par l'État depuis [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Il répond au modèle arrêté par le ministre chargé de la prévention des risques prévu par l'article R. 125-26 du code de l'environnement.

Il appartient au propriétaire du bien de vérifier l'exactitude de ces informations autant que de besoin et, le cas échéant, de les compléter à partir de celles disponibles sur le site internet de la préfecture ou de celles dont ils disposent, notamment les sinistres que le bien a subis.

En complément, il aborde en annexe d'autres risques référencés auxquels la parcelle est exposée.

Cet état des risques réglementés pour l'information des acquéreurs et des locataires (ERRIAL) est établi pour les parcelles mentionnées ci-dessous.

#### PARCELLE(S)

74110 MORZINE

Code parcelle :  
000-AC-645



Parcelle(s) : 000-AC-645, 74110 MORZINE

1 / 8 pages

**A L'ADRESSE SAISIE, LES RISQUES EXISTANTS ET FAISANT L'OBJET D'UNE OBLIGATION D'INFORMATION AU TITRE DE L'IAL SONT :**

**SISMICITÉ : 4/5**



	1 - très faible
	2 - faible
	3 - modéré
	4 - moyen
	5 - fort

Un tremblement de terre ou séisme, est un ensemble de secousses et de déformations brusques de l'écorce terrestre (surface de la Terre). Le zonage sismique détermine l'importance de l'exposition au risque sismique.



Parcelle(s) : 000-AC-645, 74110 MORZINE

2 / 8 pages



## RAPPEL

### Plans de prévention des risques

Votre immeuble est situé dans le périmètre d'un plan de prévention des risques. Il peut être concerné par l'obligation de réaliser certains travaux. Pour le savoir vous devez consulter le PPR auprès de votre commune ou sur le site de votre préfecture.

### Sismicité

Pour le bâti neuf et pour certains travaux lourds sur le bâti existant, en fonction de la zone de sismicité et du type de construction, des dispositions spécifiques à mettre en oeuvre s'appliquent lors de la construction.

Consignes à suivre en cas de séisme :

- s'informer : écouter la radio, les premières consignes étant données par Radio France ;
- ne pas aller chercher les enfants à l'école.

Rester où l'on est :

- à l'intérieur : se mettre près d'un mur, une colonne porteuse ou sous des meubles solides, s'éloigner des fenêtres ;
- à l'extérieur : ne pas rester sous des fils électriques ou sous ce qui peut s'effondrer (ponts, corniches, toitures...) ;
- en voiture : s'arrêter et ne pas descendre avant la fin des secousses.

Se protéger la tête avec les bras.

Ne pas allumer de flamme.

Pour plus de détails, vous pouvez consulter le site : <https://www.gouvernement.fr/risques/seisme>

### Recommandation

Pour faire face à un risque, il faut se préparer et connaître les bons réflexes.

Consulter le dossier d'information communal sur les risques (DICRIM) sur le site internet de votre mairie et les bons conseils sur [www.gouvernement.fr/me-preparer-me-protger](https://www.gouvernement.fr/me-preparer-me-protger).

## INFORMATIONS À PRÉCISER PAR LE VENDEUR / BAILLEUR

### INFORMATION RELATIVE AUX SINISTRES INDEMNISÉS PAR L'ASSURANCE À LA SUITE D'UNE CATASTROPHE NATURELLE, MINIÈRE OU TECHNOLOGIQUE

Le bien a-t-il fait l'objet d'indemnisation par une assurance suite à des dégâts liés à une catastrophe ?  Oui  Non

Vous trouverez la liste des arrêtés de catastrophes naturelles pris sur la commune en annexe 2 ci-après (s'il y en a eu).

Les parties signataires à l'acte certifient avoir pris connaissance des informations restituées dans ce document et certifient avoir été en mesure de les corriger et le cas échéant de les compléter à partir des informations disponibles sur le site internet de la Préfecture ou d'informations concernant le bien, notamment les sinistres que le bien a subis.

Le propriétaire doit joindre les extraits de la carte réglementaire et du règlement du PPR qui concernent la parcelle.

## SIGNATURES

Vendeur / Bailleur

Date et lieu

Acheteur / Locataire

## ANNEXE 1 : A L'ADRESSE SAISIE, LES RISQUES SUIVANTS EXISTENT MAIS NE FONT PAS L'OBJET D'UNE OBLIGATION D'INFORMATION AU TITRE DE L'IAL

### MULTIRISQUES



Le Plan de prévention des risques naturels (PPR) de type multirisques nommé PPR Morzine partiel\_ Allamands a été approuvé sur le territoire de votre commune, mais n'affecte pas votre bien.

Date de prescription : 18/07/2007

Date d'approbation : 29/08/2015

Un PPR approuvé est un PPR définitivement adopté.

Le PPR couvre les aléas suivants :

Inondation

Mouvement de terrain

Avalanche

Le plan de prévention des risques est un document réalisé par l'Etat qui interdit de construire dans les zones les plus exposées et encadre les constructions dans les autres zones exposées.



### MULTIRISQUES



Le Plan de prévention des risques naturels (PPR) de type multirisques nommé PPR Morzine a été approuvé sur le territoire de votre commune, mais n'affecte pas votre bien.

Date de prescription : 18/09/2007

Date d'approbation : 23/08/2013

Un PPR approuvé est un PPR définitivement adopté.

Le PPR couvre les aléas suivants :

Inondation

Avalanche

Le plan de prévention des risques est un document réalisé par l'Etat qui interdit de construire dans les zones les plus exposées et encadre les constructions dans les autres zones exposées.



Parcelle(s) : 000-AC-645, 74110 MORZINE

5 / 8 pages

## ARGILE : 1/3



- 1 : Exposition faible
- 2 : Exposition moyenne
- 3 : Exposition fort

Les sols argileux évoluent en fonction de leur teneur en eau. De fortes variations d'eau (sécheresse ou d'apport massif d'eau) peuvent donc fragiliser progressivement les constructions (notamment les maisons individuelles aux fondations superficielles) suite à des gonflements et des tassements du sol, et entraîner des dégâts pouvant être importants. Le zonage argile identifie les zones exposées à ce phénomène de retrait-gonflement selon leur degré d'exposition.

**Exposition faible :** La survenance de sinistres est possible en cas de sécheresse importante, mais ces désordres ne toucheront qu'une faible proportion des bâtiments (en priorité ceux qui présentent des défauts de construction ou un contexte local défavorable, avec par exemple des arbres proches ou une hétérogénéité du sous-sol). Il est conseillé, notamment pour la construction d'une maison individuelle, de réaliser une étude de sols pour déterminer si des prescriptions constructives spécifiques sont nécessaires. Pour plus de détails :

<https://www.cohesion-territoires.gouv.fr/sols-argileux-secheresse-et-construction#e3>



## POLLUTION DES SOLS (500 m)



Les pollutions des sols peuvent présenter un risque sanitaire lors des changements d'usage des sols (travaux, aménagements, changement d'affectation des terrains) si elles ne sont pas prises en compte dans le cadre du projet.

Dans un rayon de 500 m autour de votre parcelle, sont identifiés :

- 1 site(s) potentiellement pollué(s), référencé(s) dans l'inventaire des sites ayant accueilli par le passé une activité qui a pu générer une pollution des sols (CASIAS).



Parcelle(s) : 000-AC-645, 74110 MORZINE

6 / 8 pages

## ANNEXE 2 : LISTE DES ARRÊTÉS CAT-NAT PRIS SUR LA COMMUNE

Cette liste est utile notamment pour renseigner la question de l'état des risques relative aux sinistres indemnisés par l'assurance à la suite d'une catastrophe naturelle.

Nombre d'arrêtés de catastrophes naturelles (CAT-NAT) : 9

Source : CCR

Inondations et/ou Coulées de Boue : 6

Code national CATNAT	Début le	Fin le	Arrêté du	Sur le JO du
INTE0000591A	05/06/2000	05/06/2000	25/10/2000	15/11/2000
INTE1516409A	30/04/2015	04/05/2015	16/07/2015	22/07/2015
INTE9000113A	10/02/1990	17/02/1990	16/03/1990	23/03/1990
INTE9900488A	10/05/1999	15/05/1999	29/11/1999	04/12/1999
NOR19821118	06/11/1982	10/11/1982	18/11/1982	19/11/1982
NOR19861211	23/08/1986	23/08/1986	11/12/1986	09/01/1987

Mouvement de Terrain : 2

Code national CATNAT	Début le	Fin le	Arrêté du	Sur le JO du
INTE1322057A	13/04/2013	13/04/2013	10/09/2013	13/09/2013
INTE1516409A	30/04/2015	04/05/2015	16/07/2015	22/07/2015

Tempête : 1

Code national CATNAT	Début le	Fin le	Arrêté du	Sur le JO du
NOR19821118	06/11/1982	10/11/1982	18/11/1982	19/11/1982

## ANNEXE 3 : SITUATION DU RISQUE DE POLLUTION DES SOLS DANS UN RAYON DE 500 M AUTOUR DE VOTRE BIEN

Inventaire CASIAS des anciens sites industriels et activités de services

Nom du site	Fiche détaillée
M. MICHAUD François	<a href="https://fiches-risques.brgm.fr/georisques/casias/SSP4080503">https://fiches-risques.brgm.fr/georisques/casias/SSP4080503</a>

Parcelle(s) : 000-AC-645, 74110 MORZINE

8 / 8 pages

## Information acquéreur – locataire (IAL – article L.125-5 du CE)

### Le zonage sismique sur ma commune








#### Le zonage sismique de la France:

Les données de sismicité instrumentale et historique et des calculs de probabilité permettent d'aboutir à l'élaboration d'un zonage sismique. Cette analyse probabiliste représente la possibilité pour un lieu donné, d'être exposé à des secousses telluriques. Elle prend en compte la répartition spatiale non uniforme de la sismicité sur le territoire français et a permis d'établir la cartographie ci-contre qui découpe le territoire français en 5 zones de sismicité: très faible, faible, modérée, moyenne, forte. Les constructeurs s'appuient sur ce zonage sismique pour appliquer des dispositions de constructions adaptées au degré d'exposition au risque sismique.

La réglementation distingue quatre catégories d'importance (selon leur utilisation et leur rôle dans la gestion de crise):

- I – bâtiments dans lesquels il n'y a aucune activité humaine nécessitant un séjour de longue durée
- II – bâtiments de faible hauteur, habitations individuelles
- III – établissements recevant du public, établissements scolaires, logements sociaux
- IV – bâtiments indispensables à la sécurité civile et à la gestion de crise (hôpitaux, casernes de pompiers, préfectures ...)

Pour les bâtiments neufs		1	2	3	4	5
I		Aucune exigence				
II		Aucune exigence		Règles CPMI-EC8 Zones 3/4	Règles CPMI-EC8 Zone 5	
		Aucune exigence	Eurocode 8			
III		Aucune exigence	Eurocode 8			
IV		Aucune exigence	Eurocode 8			

Si vous habitez, construisez votre maison ou effectuez des travaux :

- en zone 1, aucune règle parasismique n'est imposée ;
- en zone 2, aucune règle parasismique n'est imposée sur les maisons individuelles et les petits bâtiments. Les règles de l'Eurocode 8 sont imposées pour les logements sociaux et les immeubles de grande taille ;
- en zone 3 et 4, des règles simplifiées appelées CPMI –EC8 zone 3/4 peuvent s'appliquer pour les maisons individuelles;
- en zone 5, des règles simplifiées appelées CPMI-EC8 zone 5 peuvent s'appliquer pour les maisons individuelles.

Pour connaître, votre zone de sismicité: <https://www.georisques.gouv.fr/> - rubrique « Connaître les risques près de chez moi »

Le moyen le plus sûr pour résister aux effets des séismes est la construction parasismique : concevoir et construire selon les normes parasismique en vigueur, tenir compte des caractéristiques géologiques et mécaniques du sol.

Pour en savoir plus:

Qu'est-ce qu'un séisme, comment mesure-t-on un séisme ? → <https://www.georisques.gouv.fr/minformer-sur-un-risque/seisme>

Que faire en cas de séisme ? → <https://www.georisques.gouv.fr/me-preparer-me-protger/que-faire-en-cas-de-seisme>