

General Terms and Conditions



1. General 1.1. Language regulation

When "we", "us", the "landlord" are mentioned, in the following we always refer to Villa-Smile B&B o Kanot, Katharina Doubrawsky, Nössemark Näs 171 S-66891 Dals Ed.

1.2. Means of payment

We accept Swedish krona, euros and Norwegian kroner in cash or by bank transfer. The official exchange rate (mean value) of the respective day is valid. ATMs are accessible in all major locations such as Halden, Dals Ed and Bengtsfors. Please note that there is no card machine in Nössemark.

1.3. Down payment, balance, cancellation

When booking, a deposit of 20% of the rental price must be paid. The remaining amount must then be transferred no later than 30 days before the start of the rental / arrival. For cancellations up to 30 days before the start of the rental, we charge 20% of the rental price. In the event of cancellation up to 10 days before the start of the rental period, the cancellation fee is 50% of the rental price. For cancellations up to 48 hours before the start of the rental, we charge 75% of the rental price. After that we will charge the full rental price. We recommend that you take out travel insurance. This is possible at many insurance agencies and on the Internet.

1.4. Severability clause

Should a clause or provision from this contract be or become wholly or partially ineffective, this shall not affect the validity of the other provisions. Clauses or provisions that have become ineffective are to be replaced by those that most suitably correspond to the economic purpose of the one that has become ineffective.

2. Room rental, holiday apartment, tent site

2.1. General

Our guests live with us in an old Swedish house on a farm that has been renovated with great effort. As a guest, you can help us keep everything in good condition by being careful with everything inside and outside the house.

2.2. Indoor

No shoes (common in Sweden) may be worn in the house or in the holiday apartment. Smoking is not permitted in the house. Pets are not allowed in the house. If you have an animal with you, we can try to find a suitable place to stay overnight on the premises.

2.3. Outside, terrain

Horses and sheep graze on our extensive grounds. There is also a lovely but big dog. Playing with the animals is basically at your own risk and should be discussed in advance. Please feed the animals only after consultation with the owner. The use of the farm buildings and any parked tractors and equipment, piles of wood etc. is not permitted on the premises of our farm. These are not toys. Parents are fully responsible for their children.

2.4. Arrival and departure

The rooms, holiday apartments, holiday homes or caravans are ready for occupancy from 4 p.m. on the day of arrival. On the day of departure, the accommodations must be vacated by 11 a.m. at the latest.

2.5. Holiday apartment

The minimum rental period for our holiday apartment is 2 days. The apartment is designed for 4-5 people. The users of the holiday apartment are allowed to use the outdoor terrace and the area around the house as well as the fireplace and parking spaces. When renting the apartment, a

small fishing boat with an outboard motor is included for a week or more. We would be happy to show you how everything works before the first sea tour. Fuel costs are not included in the price. These are calculated based on actual consumption at the end of the stay. Our terms of use for the rental of fishing boats apply, see below.

2.6. Making a fire

Making a fire on our fireplace in front of the house is only allowed upon prior request. We will check the respective forest fire level and the wind conditions issued by the municipality for you, so that the cozy campfire cannot turn into a fire.

2.7. Camping

Our small campground is designed for small tents and possibly minibuses (e.g. VW Transporter). As a rule, we do not take more than 6-7 tents, i.e. approx. 10-12 people. Please understand,

2.8. Sanitary facilities

Our guests are asked to clean the sanitary facilities after use and to leave them clean and tidy. It is forbidden to put rubbish, leftovers, etc. in the toilets. Since several parties usually use the sanitary facilities in B&B and camping, please always take your personal belongings with you to your room or tent after use. As a B&B guest or camper, you have no right to sole use of the sanitary facilities.

2.9. Park

Parking in our designated parking spaces is at your own risk. We are not responsible for any damage to parked vehicles. This also applies to theft of the vehicle or theft of objects from parked vehicles. Swedish road traffic laws apply everywhere on the premises. Parking is free for overnight guests in the B&B and renters of the holiday apartment. The use of the parking lot is chargeable for all other guests (see price list).

2.10. night rest

We do not want to patronize our guests with special night rest periods or similar. The nights are light for a long time and there is nothing better than sitting outside by the fire or on the terrace with friends late at night. Nevertheless, we would like to ask all guests to show consideration for our neighbors and other guests after 10 p.m. and to limit the volume in and around the house.

2.11. liability

The tenant is obliged to notify the landlord immediately of any damage or loss he has caused. The guest is liable for damage that goes beyond the usual level of wear and tear. In the event of damage or loss, we charge the cost price of repairs or new purchases. The tenant undertakes to pay for any damage caused by him immediately after the rental period. If the house, boat or room key is lost, the renter is liable to the amount of 500 SEK per key. The prices on the Swedish market apply.

2.12. payment method

The overnight or rental price is prior to occupancy of the room, apartment or To pay for the campsite.

3. Rental of canoes and kayaks

3.1. General

Boats and equipment are generally only rented to people over the age of 18. Younger paddlers are only allowed to paddle our boats when accompanied by an adult who signs the rental agreement. You paddle at your own risk.

3.2. Everyone's right

The tenants observe existing fire bans and respect the rules for the protection of our beautiful nature. The rules of the Swedish "Allemansrätten" (everyone's right to the common use of nature) always apply. You can find information about this on this website, but also in brochures on site with us. In particular, it should be noted that everyone's right is not applicable to groups of 6 or

more people! Here it is necessary to purchase Naturvard cards for the overnight stay in the designated storage areas (see price list).

3.3. rent period

Unless otherwise agreed, the rental period is from 8 a.m. on the first rental day and until 7 p.m. on the last rental day.

3.4. Pick-up and return

All boats and rental items are noted on an output list in the presence of the lessee and their proper condition is confirmed by the signature of the lessor and the lessee. The lessor only recognizes previous damage if this is recorded in writing upon delivery. At the end of the rental period, the renter returns all boats and other rental items clean, complete and undamaged. The condition of the boats at the end of the rental period is assessed jointly by the renter and the lessor and recorded in writing.

3.5. liability

The renter is liable for damage to or loss of boats and equipment during the rental period. In the event of damage or loss, we charge the cost price for repairs or new purchases. The tenant undertakes to report any damage or loss caused by him immediately to the landlord and to pay at the latest at the end of the rental period. The prices apply on Swedish market. The tenant is liable to others during the rental period for all damage caused by him. Furthermore, the tenant is also liable for damage caused by him to nature and the environment, if there are claims for damages from third parties.

Our general terms and conditions continue to apply

4. Rental of fishing boats

4.1. General

Fishing boats and equipment are generally only rented to people over the age of 18. You use the boats at your own risk. Always wear your life jackets!

4.2. rent period

Unless otherwise agreed, the rental period begins on the first rental day at 8 a.m. and ends on the last rental day at 7 p.m.

4.3. Catchment area, mooring

The use of our fishing boats is only allowed in Lake Stora Lee. Unauthorized transport and use of the fishing boats in other waters is expressly prohibited for the renter. The berth assigned by the landlord must always be used. The renter will not use the boat with more than the permissible load or number of people. Life jackets are mandatory for everyone in the boat! All users of fishing boats / kayaks and canoes are obliged to inform themselves about the applicable rules of nature conservation before starting the tour / excursion. Nautical charts showing the islands and land areas under nature protection are available from us. Especially at the Näs mooring (our site for canoes, kayaks and fishing boats), it should be noted that the first small offshore island (Kerstinsholm) has been under nature protection since summer 2018. It should always be avoided extensively on the north side so as not to disturb the breeding areas of the seabirds. It is forbidden to go ashore there. Help actively to preserve our unique nature!

4.4. acceptance and return

Boats and rental items are inspected in the presence of the lessee at the start of the rental and how to handle the boat and engine is explained. The lessor only recognizes previous damage if this is recorded in writing upon delivery. At the end of the rental period, the renter gives the boats clean, complete and undamaged. The condition of the boats at the end of the rental period is assessed jointly by the renter and the lessor and recorded in writing.

4.5. Liability, recovery

The renter is liable for damage to or loss of the boat and equipment during the rental period. In the event of damage or loss, we charge the cost price for repairs or new purchases. The tenant undertakes to report any damage or loss caused by him immediately to the landlord and to pay at

the latest at the end of the rental period. Should a boat rescue or search for the renter be necessary, we will charge 300 SEK per hour. The prices on the Swedish market apply. The tenant is liable to others during the rental period for all damage caused by him. Furthermore, the tenant is also liable for damage caused by him to nature and the environment, if there are claims for damages from third parties.

4.6. fuel

The tenant bears the cost of fuel consumption. If the renter is unable to refuel himself, we charge SEK 20 per liter of fuel. Four-stroke engines: premium 95 octane petrol, two-stroke engines: premium petrol mixture 1:50 with 95 octane.

4.7. Fishing permit

Fishing is only permitted in the designated waters with a valid fishing license. Fishing permits can be bought from us.