



Chez
Josie

Welcome Booklet



J.&J._Family
Locations de Vacances



Welcome

Welcome

By Josie

Your Host
Véronique

Contact
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I wish you a warm welcome to "Chez Josie" in Bannalec. For two years, from April 2022 to July 2024, I put all my heart into personally renovating my parents' house to offer you the most enjoyable stay.

In the countryside, in a hamlet of 6 houses, in absolute calm, "Chez Josie" is a 5-minute drive from the town of Bannalec and halfway between Lorient (56) and Quimper (29).

"Chez Josie," in Bannalec, "The Land of Broom" in Breton, has no shortage of attractions as it combines the charm and tranquility of the countryside with proximity to the sea.

It's the perfect place to rest, recharge, and discover new horizons.

With its vast natural, historical, and cultural heritage, Brittany is a must-see for hiking lovers!

"Chez Josie" is the starting point for unforgettable walks in a hilly countryside, where the rivers Isole and Ster-Goz peacefully trace their winding paths.

Along shaded paths, you will discover beautiful chapels, fountains, and bread ovens, which are precious witnesses of a preserved heritage.

Feel like fishing? The Isole is a 1st-category river, highly prized by fly fishermen, who consider it their paradise.

Craving the beach? They are just 20 minutes away by car: Moëlan, Guidel-Plage, Clohars-Carnoët, Le Pouldu... Surfing, paddleboarding, canoeing, windsurfing... By the sea, your vacation destination near Quimperlé has everything you need, as water sports are a way of life here.

You will find many local producers or traditional shops in the region to do your shopping. Restaurants are also plentiful and often offer local cuisine that will allow you to discover our gastronomy!

You are about to discover the treasures of South Finistère, between sea and countryside.

I wish you a wonderful holiday in Brittany.

Véronique





The house

Josie is a family home.
The home of my parents,
The place where my children spent all
their vacations.
The place I come to for a change of
scenery whenever I can.

Built in the 1970s,
Jean-René and Josiane, my parents,
bought it in 1982 and moved in after
their retirement.

2020... a painful year,
but it was important to me to keep this
little house.

I therefore decided to expand it and
undertake extensive renovations.
The major work was entrusted to pro-
fessionals, but for the rest, I had to learn
as I went!⌘
Well, okay... I did get a little help :-)

As for the décor, the Farmhouse style
came naturally, as if it was meant to be.
The objects you'll find here are family
heirlooms. Please take good care of
them.

The garden is my next priority.
If you return, it will likely have changed...

Arrival and Departures

Your Arrival:

It is fully autonomous if I am unavailable. How-
ever, it is very likely that I (or someone else) will
be there to welcome you and show you around.
The same goes for departures.

The secure key box is located near the gate next
to the mailbox.

In this box, you will find 2 keys:

- Veranda door
- House door

I will give you the code to the secure key box
shortly before your arrival, via SMS.
Don't forget to scramble the code.

Arrivals: after 4:00 PM

Departures: by 10:00 AM

The house Rules

01

DOORS, LIGHTS

It's always better if they're locked when you're away...
It's also great not to leave the lights on unnecessarily :-)

02

NO SMOKING

This house is completely "NON-smoking."
However, the garden is spacious... and there are ashtrays.
Please note that French law allows this measure in vacation rentals.

03

NOISE NUISANCE

Please limit noise after 11 p.m.
No parties or gatherings in the house or garden, please.

04

OUR ANIMAL FRIENDS

Our animal friends are not allowed during vacations at Josie's
(unfenced property and proximity to farm animals, thank you for your
understanding).

05

TOWELS / FURNITURE / DISHWARE

Towels and kitchen linen are provided in sufficient quantities.
The linen is not intended to be taken outside the house.
For the beach, please use your personal towels.

Please do not use more linen than planned for your stay
(some closets are "private", and others will arrive after you!)

Please do not move the furniture or remove the rugs.

06

UNREGISTERED GUESTS

Unregistered guests are not allowed to sleep or shower at Chez Josie.
Guests who are registered with a "profile" that is not their own will be
refused.

You may host visitors under reasonable conditions and on an
exceptional basis.

Before your Departure

01

PERSONAL BELONGINGS :

Please make sure you haven't forgotten anything :-)
And don't take ours either :-)

02

OTHER TRAVELERS ARE COMING

Please leave the house in the same condition as when you arrived:

Dishes must be clean and put away, just like all the other items in your rental.
Empty the dishwasher.
Empty the fridge and freezer.

03

TRASH AND HOUSEHOLD WASTE

- For your trash in the countryside ...

*A general waste container is available on the side of the road, just behind the garden shed (gray).

*A general waste container (gray) and another for recycling (yellow) are available on the side of the road, at the height of the first hamlet (Kerquillerm).

*Glass should be placed in special containers in the village of Bannalec. We understand that this is not very convenient. If you prefer, you can leave the glass in the bin near the gate, and we will take care of it.

04

LAUNDRY

You can gather the dirty laundry in the laundry room (towels, sheets, dish towels).
It's not mandatory, but it's much appreciated !

05

IN THE GARDEN

Please gather the sun loungers on the pavement, clean the barbecue grills, and close the parasols !



Important Informations

01

THE CLEANING PROTOCOL

A few hours between each guest...
I strive to keep the house in immaculate condition.
Thank you in advance for respecting this as well.

I commit to a strict cleaning of the spaces after each rental:

- Total ventilation for as long as possible
- Disinfection of switches, door handles
- Cleaning of windows and mirrors
- Thorough dusting of furniture
- Disinfection of kitchen and sanitary areas
- Disinfectant spray on textiles: bed base, mattress, curtains, rugs, sofa, chairs, etc.
- Cleaning of drains and baseboards
- Floors and rugs
- Professional laundering of bed linens

02

WASTE, DO A FAVOR FOR OUR PLANET :-)

Nothing obliges you, but I encourage you to be mindful of selective sorting.
In the kitchen, you will find :

- A bin with “black or blue” bags for your household waste
- A bin with “yellow” bags for all your packaging
- A container for “glass” in the courtyard
(see previous page as well)

03

HEATING / WOOD STOVE

The wood stove is not operational in the summer, and the house is extremely well insulated, so you won't need to turn on the heating.

In winter, enjoy a pleasant time by the fire. You can use the wood stored outside. Remember to let it dry for at least 24 hours in the veranda before use. The wood stove will heat the house on its own.

If you feel the need to turn on the heaters, we recommend setting the temperature to 19°C (in line with energy-saving measures).

04

DAMAGE

Whether intentional or accidental, damages are the responsibility of the tenant. Please notify us of any incidents that occur during your stay so we can make adjustments to better accommodate future guests.

General Conditions

SHORT-TERM RENTALS

01

Our property is intended for "seasonal" rental

I am a NON-professional landlord and in no way a hotelier.

The property is reserved exclusively for "Furnished Tourist Accommodation," and the tenant has no right to remain on the premises beyond the reserved stay.

02

USE OF PREMISES

The tenant agrees to adhere to the house rules.

CONDITION OF PREMISES

In accordance with the law, the rented property and its contents are considered to be free of damage upon the tenant's arrival.

03

The tenant must report any defects in writing (via email or SMS) within the first few hours after arrival. Otherwise, the rented property will be deemed to have been received in good condition.

Routine cleaning of the premises is the owner's responsibility. In cases of abnormal use, damage, or exceptional soiling, charges or compensation will apply (+ reporting on booking platforms).

The tenant is responsible for any damage caused by their actions. They are required to have insurance.

04

ARRIVALS AND DEPARTURES

If the tenant does not appear within 24 hours of their arrival date, the booking will be considered canceled, and the owner may dispose of the property and re-rent it. In the case of an abbreviated stay and early departure, please inform us. The owner may then re-rent the property. No refunds will be provided in these two cases.

05

CANCELLATION BY THE OWNER

In the event of unforeseen circumstances or force majeure, if your rental payment has been made, we will issue a full refund. We will also strive, to the best of our ability, to find alternative accommodation for you.



WIFI

Box Name
Livebox-B880

Password
Josie29380



House renovated in 2024, the equipment is new.
This list may change.

Checklist

I provide you with * :

In the living room :

Tourist information, board games

In the kitchen :

Sugar, salt, pepper, oil, dishwasher tablets, dish towels...

In the bathrooms/WC :

Shower gel, cotton balls, cotton swabs, toilet paper

* **departure kit**

Kitchen equipment :

Induction hobs

Cookware set

12-place dishwasher

Traditional oven

Microwave

Refrigerator with freezer compartment

Traditional coffee maker

Electric kettle

Toaster

Tableware ++

Various utensils

2 trash bins, extra bags

Smoke detector

Decoration: antique objects

Living room and lounge equipment :

1 Oval table, 6 chairs

1 China cabinet

1 2-seater non-convertible sofa

1 Coffee table

2 Rattan armchairs

1 Television (smart TV)

1 Coat rack, antique stools

1 Small side table with lamp

Decoration: antique objects and books

Laundry Room Equipment :

Washing machine

Ironing board and iron

Vacuum cleaner

Cleaning and maintenance supplies

High chair for baby

Bedroom 1 Equipment (Ground Floor) :

160 x 200 bed (Made up upon arrival)

2 nightstands, 2 hanging bedside lamps

1 duvet

2 pillows and 2 extra pillows

2 cushions

1 throw

1 large antique coffee table

1 wardrobe (shelves)

Shower Room Equipment :

Separate WC

1 shower with glass partition

1 antique cabinet with 2 sinks, mirrors, and retro lamp

Coat rack and heated towel rail

1 hairdryer

1 first aid kit

Waste bin, extra trash bags.

For each guest, the following are provided in quantities based on the length of your stay :

- Bath towels

- Hand towels

- Washcloths

- Bath mat

Equipment Upstairs

140 x 190 cm bed (Made up for you upon arrival if needed)

1 duvet

2 pillows and 2 additional pillows

2 cushions

1 throw

90 x 200 cm extra bed (Made up for you upon arrival if needed)

1 duvet

2 pillows

1 wardrobe (shelves) / 1 wicker trunk (PRIVATE)

Upstairs Bathroom (in the bedroom)

1 vanity unit, mirror, lamps

1 150 x 80 cm retro-style bathtub

1 small unit

Baskets, rug

Bin, extra bin bags

Towel hooks

The ground floor bedding is new (2024)

The upstairs bedding is recent and has seen little use

The extra bed is new (2024)

The beds are equipped with :

- 1 mattress protector

- 1 protective cover

- 1 fitted sheet / duvet cover / pillows / cushions

The linen is washed in a laundry service using water and non-polluting products (Disinfection during the final rinse cycle for perfect hygiene).

Les notices des équipements de la maison se trouvent dans le dernier tiroir de la cuisine

Le placard de la buanderie et la malle en osier à l'étage comportent du linge supplémentaire.
Merci de ne pas L'utiliser sauf cas exceptionnel et sur demande.

The Garden

The garden was completely redone in October 2023, with the first mowing scheduled for spring 2024!

It's a "garden in progress"! It will evolve over time.

Future plans include: a terrace, gates, resurfacing the courtyard and sidewalk, and adding trees, plants, and a compost bin. A "wildflower meadow" will likely be created at the bottom of the garden to support biodiversity. The use of pesticides is strictly prohibited at Chez Josie.

To start, you will find outside garden furniture (table and chairs), parasols, and sun loungers. There are 2 barbecues (we prefer to use the mobile one to move it away from the plants). Please clean the grates after use. Wood is available for you.

The north side of the house is communal, as is the path next to it. We, the residents, maintain it as best we can. The bank with the large oaks does not belong to the property (otherwise it would be ...green ...)

If you are traveling with an electric car, you will find an electrical outlet in the courtyard!



Heating

You won't need to light a fire in the summer or turn on the heating! For cooler days, you can choose between the heating or the wood stove.

The convectors:

They are located in the main room and the ground floor bedroom. Please maintain a temperature of 19°C.

The wood stove :

Firewood is available for you.

Place a few logs in the veranda 24 hours before use to ensure the wood is dry for burning.

Avoid overloading the fireplace; too much wood will not optimize combustion over time, and the fire will burn too quickly and go out.

Light the fire from the top to prevent excessive smoke at the start.

Adjust the appliance's draft correctly to maximize the burn time. Open all air vents when starting the fire or reloading. Reduce the air vents by half once the fire is lit.

Avoid closing the air vents completely, as this will suffocate and extinguish the fire. Make sure the ashtray is emptied regularly when the appliance is off.

Pas de feu si vous êtes absents !



The house, built of stone, is extremely well insulated.

The wooden floor of the upper level allows heat to pass through. Therefore, you will not find any convectors on the upper floor.

The wood stove heats very well. It does the job for both the "living area" and the upper floor.

The bathroom and the bedroom on the ground floor are equipped with electric heaters.



Emergency Contacts

EMS

composez le 15 ou le 112

Firefighters

dial 18 or 02 98 39 48 61

Police

dial 17

Gendarmerie

84 rue de la Gare 29380 Bannalec
02 98 39 85 13

Hospital

Hôpital de la Villeneuve
Groupe Hospitalier Bretagne Sud
Quimperlé

20 Bis Av. du Général Leclerc, 29300 Quimperlé
02 98 52 60 60

Doctor

dial 116 117

Cabinet Médical de Bannalec
82, rue de la Grange
02 98 39 80 97

Pharmacy

Pharmacie des Genêts
12 rue Nationale. Bannalec
02 98 39 80 33

Your Host

Véronique Bleuzen-Trégourès
1 rue Colonel Moll, 2ème étage
29900 Concarneau
06 64 00 44 10





Have a great
STAY

Thank you
very much



J.&J._Family
Locations de Vacances

Chez Josie

Country house
Bannalec

Siret 518 955 980 00044

Chez Jeannette

Apartment
Concarneau

Siret 518 955 980 00036



Meubl  de Tourisme non professionnel