Villa-Smile B&B o Kanot
Mike Doubrawsky

Terms and Conditions (T&C)

1. General and Scope

1.1 Contracting Partner: Whenever "we", "us", or "the landlord" is mentioned in these terms, it always refers to: Villa-Smile B&B o Kanot, Owner Mike Doubrawsky, Nössemark Näs 171, SE-66891 Dals Ed, Sweden.

1.2 Scope: These terms apply to all contracts regarding the rental of accommodation (B&B, holiday apartment, tent/van pitch) as well as the rental of canoes, kayaks, motorboats, and associated equipment.

2. Payment Terms and Booking

2.1 Deposit & Balance: A deposit of 20% of the total invoice amount is due upon booking. The remaining balance must be paid no later than 30 days before arrival or the start of the rental period.

2.2 Payment Methods: We accept payments in Swedish Krona (SEK), Euros (EUR), and Norwegian Krone (NOK). For cash payments on-site, the official mid-market exchange rate of the day applies. Card payments (all major cards) are accepted on-site.

2.3 Prices: The current prices on the day of booking apply. In the event of damage or loss (replacement), the current prices of the Swedish market will apply.

3. Cancellation Policy

We strongly recommend that all our guests take out travel cancellation insurance. Cancellations must always be made in writing (via email).

3.1 Cancellation of fixed accommodations (B&B and Holiday Apartment)

The 20% deposit you have paid will be retained as a processing and cancellation fee and is non-refundable. In addition, the following cancellation fees apply:

- Up to 30 days before arrival: 20% of the total price (deposit).
- 29 to 10 days before arrival: 50% of the total price.
- 9 days to 48 hours before arrival: 75% of the total price.
- Less than 48 hours before arrival or no-show: 100% of the total price.

3.2 Cancellation of canoes, boats, equipment, and tent/van pitches

The 20% deposit is retained by us in any case.

- Up to 14 days before rental/arrival: 20% of the total price (deposit).
- 13 to 2 days before rental/arrival: 50% of the total price.
- Less than 48 hours before rental/arrival or failure to collect: 100% of the total price. (Note: Bad weather or rain is not a valid reason for cancellation.)
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4. Accommodation: B&B, Holiday Apartment and Camping (Logi)

4.1 House Rules: Smoking is strictly prohibited indoors (house & apartment). Wearing outdoor shoes inside the accommodations is not permitted. Pets are not allowed inside the house; an outdoor sleeping place on the premises can be arranged for pets upon prior request.

4.2 Arrival and Departure: Accommodations (including pitches) are ready for check-in from 16:00 on the day of arrival and must be vacated by 11:00 at the latest on the day of departure.

4.3 Grounds & Animals: Playing with, petting, or feeding the animals on the premises (horses, sheep, dogs) is entirely at your own risk and requires prior permission. Parents are fully responsible for their children. Entering farm buildings or playing on parked tractors and machinery is prohibited.

4.4 Sanitary Facilities: The sanitary facilities are shared by all guests (B&B and camping) and must be left clean at all times. Disposing of waste or food leftovers in the toilets is forbidden.

4.5 Fire & BBQ: For forest fire prevention reasons, open fires on the premises are only permitted with our prior approval (after checking the regional fire risk level and wind conditions).

4.6 Parking: Parking on the property is at your own risk. We assume no liability for damage to or theft from vehicles. Parking is free for overnight guests and subject to a fee for day guests.

Wir unterstützen Save Soil: www.villa-smile.com/save-soil

Villa-Smile B&B o Kanot
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5. Canoe, Kayak, and Boat Rental

5.1 Responsibility & Safety: Navigating the waters (especially Lake Stora Lee) is expressly at your own risk. Wearing the life jackets provided by us is mandatory at all times while on the water. Boats are only rented to individuals over the age of 18. Minors may only use our boats when accompanied by an adult guardian.

5.2 Allemansrätten & Nature Conservation (NVK): Renters must respect the Swedish Right of Public Access (Allemansrätten), strictly observe local fire bans, and take all their trash back with them. Important: The Right of Public Access does not apply to groups of 6 or more! By law, groups must purchase Nature Conservation Cards (NVK) to stay overnight at designated campsites.

5.3 Restrictions for Fishing Boats (Motor): Motorized fishing boats may exclusively be used on Lake Stora Lee. Use on other bodies of water and unauthorized transport of the boats are prohibited. For bird protection reasons, stepping onto the offshore island of Kerstinsholm is forbidden, and it must be bypassed widely on its northern side.

5.4 Fuel & Electric Motors: Renters bear the cost of fuel consumed. For combustion engines, using your own fuel is prohibited for liability reasons; billing is done upon return at currently valid prices. For e-boats, the removable battery must be taken into the accommodation when the boat is not in use (theft prevention).

5.5 Fishing Permit: Fishing is only permitted with a valid fishing license (available from us).

6. Liability, Damages, and Rescue

6.1 Handover & Return: The condition and any pre-existing damage to boats and equipment will be recorded in writing during handover. Returns must be made in a clean, complete, and undamaged state (rental ends at 19:00 at the latest, unless otherwise agreed).

6.2 Liability of the Renter: The renter is fully liable for damage, destruction, or loss of boats, motors, and rental equipment during the rental period. We will charge the cost price for repair or replacement. Lost keys (room/boat) will be billed at 500 SEK. The renter is also liable for any damages caused to third parties or nature.

6.3 Boat Rescue: If a boat rescue or search operation is required due to the renter's fault, misconduct, or misjudgment, our efforts will be charged at 300 SEK per hour. 6.4 Liability of the Landlord: Within the scope of statutory provisions, the landlord is only liable for intent and gross negligence.

7. Final Provisions

Should any provision of these T&C be or become invalid, the validity of the remaining provisions shall not be affected (Severability Clause). The invalid provision shall be replaced by a regulation that comes closest to its economic and legal purpose.

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