## **ANNEXES TO THE CONTRACT**

- ✓ ANNEX 1 : Description of the Property
- ✓ ANNEX 2 : Inventory of fixtures
- ✓ ANNEX 3 : Furniture and equipment inventory
- ✓ ANNEX 4 : State of natural and technological risks
- ✓ ANNEX 5 : Observation of lead exposure risk
- ✓ ANNEX 6 : Observation of asbestos exposure risk

#### **DESCRIPTION OF THE PROPERTY**

#### I. GENERAL INFORMATION

Lessor

Ms Christine PETROD 24, avenue Franklin Roosevelt 92150 Suresnes

+33 6 33 92 75 43 or +33 6 72 11 76 49 contact@gite-bussieres-morvan.fr

Address of the property

Cottage of Bussières

Bussières

58230 Ouroux-en-Morvan

Classified furnished accomodation

Date: 27/03/2019

Classification no.:

03908MT032019390800

Category: 3\*

#### **II. MAIN FEATURES OF THE PROPERY**

Capacity: 2 persons

House on one level with terrace

Total surface area: about 420ft<sup>2</sup>

Floor: Ground

floor

Heating Electric, independent

Layout of the accomodation: 2 main rooms: 1 living area / dining area / open kitchen, 1 bedroom, 1 bathroom with

walk-in shower and toilet

View: Countryside

Annexes for which the tenant has the right of use:

	Terrace	Garden	Car Park
Private	х		
Shared		X	X
Surface area	~269ft²	~21527ft²	~645ft²

#### III. LOCATION OF THE FURNISHED ACCOMMODATION IN THE VILLAGE

Location: in a hamlet, 3.5 km away from Ouroux-en-Morvan

To	ourist interests	Main services in the village							
Beach, lake: 6 km	Park House: 25 km	Bakery	Tourist office						
Water sports activities: 6 km	Gallic and Roman sites: 43 km	Mini-market	Post office						
Pond fishing: 3.5 km	Basilica of Vézelay: 48 km	Cafés, Smoke shop	Bank with ATM						
Pétanque: 3.5 km	Abbey of La Pierre Qui Vire: 39 km	Restaurants	Mecanic						
Horse riding: 11 km	Museum of Septennat: 21 km	Winery	Gas station (24/24)						
Circuits Trail: 21 km	Castle of Bazoches: 35 km	Pharmacy	Doctor, Osteopath						
Climbing: 12 and 21 km		Cinema	Religious service						
Hiking on site	Hiking on site In Château-Chinon								
Mountain bike on site	,	Supermarkets	All shops						
TGV station: 70 km									
Possible neighborhood dis	sadvantages: Near a farm where Chard	olais cows are reared in a	sustainable way						

#### IV. DESCRIPTION OF THE FURNISHED ACCOMODATION

General maintenance condition: Very good	Electricity, heating: new
Internet access: Secured WIFI	Plumbing: renovated

Layout of rooms:				
Room	Surface area	Nbr of windo ws	Exposure / view	Furniture and equipment  Details in annex 2 and 3
Living/dining area	~145ft²	1	NE / Garden	2 chairs, 1 coffee table, 1 TV stand,1 bookcase, dinner table 4 persons,, multimedia, see below + ANNEX 3
Open kitchen	~109²	1	NE / Garden	Kitchen equipments, see below + ANNEX 3
Bedroom	~119ft²	1	SW / Countryside	2 single beds, 90x200 cm, 1 wardrobe, 2 chairs, 2

#### ANNEX 1 DESCRIPTION OF THE PROPERTY

Pursuant to the decree of 16 May 1967 amended by the decree of 2 August 2010

	nightstands, pegs, mirror					
Bathroom	~45ft²	1	SE / no view	Sanitary equipments, see below + ANNEX 3		

Kitchen equipments: Open kitchen

**Cooking:** 4 burners Propane gas, bulk

Oven with a spit Microwave oven Extractor hood

Sink: Hot water Cold water Mixing tap with hand shower

**Conservation:** Refrigerator, 237 L, freezer on top, 69 L

Miscellaneous: Dishwasher Washing machine Cookware Steam cooker

Household

Coffee maker Kettle Toaster

Blender Mixer

Sanitary equipments: 1 Bathroom

Basin With mixing tap

Walk-in shower With mixing tap With 1 grab bar Folding hower seat

Wall-mounted toilet With water saver With 2 grab bar

Multimedia:

Flat screen TNTSAT TV DVD player High speed WIFI router

HiFi Stereo Bluetooth CD Player MP3 USB Radio

Miscellaneous:

Iron Ironing board 2 laundry drying racks

Vacuum cleaner Hair dryer

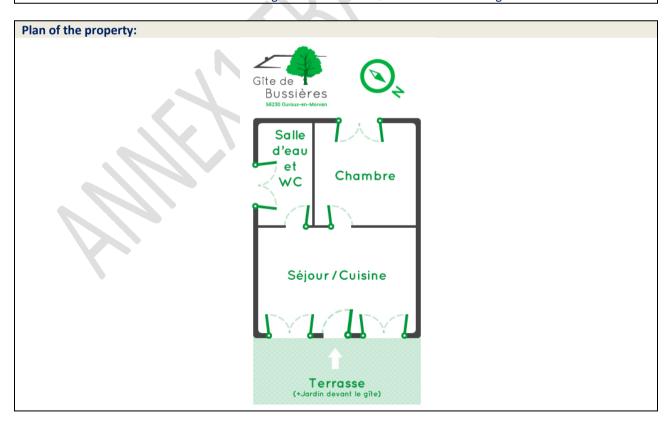
Baby equipments: on request:

High chair/bouncer Bed/playpen Changing mat

Water drainage: Septic tank

Entertainment equipment attached to the furnished accommodation:

Practical and tourist documentation Indoor games Outdoor games



#### V. TERMS AND CONDITIONS AND RENTAL PRICES

Price:	
<b>High season</b> From mid-June to mid-September	Price
Week-end (Friday night, Saturday night) 3 nights 4 nights Week, 7 nights, from Saturday to Saturday Additional week: -5%	n/a n/a n/a €392 €372
Middle season  From early April to mid-June and from mid- September to late October	Price
Week-end (Friday night, Saturday night)	€140
3 nights	€195
4 nights	€240
Week, 7 nights, from Saturday to Saturday	€357
Additional week: -7.5%	€330
<b>Low season</b> From November to March	
Week-end (Friday night, Saturday night)	€120
3 nights	€165
4 nights	€200
Week, 7 nights, from Saturday to Saturday	€322
Additional week: -10%	€290

Terms of payment:								
On booking	Deposit (1) 30% of the rental amount rounded up to the higher euro	Reservation becomes effective as soon as the lessee has sent the lessor the deposit						
Balance	Balance of the rental + mandatory package(s) + tourist tax	Must be paid at the latest 30 days before the rental start date. Payment upon arrival						
Deposit against damage or deposit	1+ 200	Must be paid at the latest 30 days before the rental start date (2). Won't be cashed.						

#### **Contact person:**

Ms Christine PETROD

24, avenue Franklin Roosevelt 92150 Suresnes

+33 6 33 92 75 43 or +33 6 72 11 76 49

contact@gite-bussieres-morvan.fr

- (1) The obligations of the Lessor and the Lessee are final
- (2) Returned after inventory and inventory of fixtures:

In the absence of deterioration and/or damage, the security deposit will be returned to the LESSEE at the latest within 2 weeks of the contractual departure date.

If any deterioration and/or damage is noted, the security deposit will be returned to the LESSEE, after deduction of rental repairs, at the latest within 2 months of the contractual departure date.(Article 16 - Security deposit and procedure of restitution)

### VI. PICTURES



### INVENTORY OF FIXTURES

Issued in two counterparts

The Lessor or her representative

Christine PETROD

24, avenue Franklin Roosevelt 92150 Suresnes

			_
Lessee			

Stay

From the
To the

Accomodation Address:
Cottage of Bussières House on one level Bussières Sez30 Ouroux-en-Morvan

Description of the premises and of the private equipments: Terrace

Address:
Number of main Living area:
about 420ft²

#### Access to the accomodation

The modalities of recovery and return of the keys will be communicated to the lessee after payment of the balance. Number of key sets: 1

Energy Meters reading:

Heating: Independent Energy used: Electricity Hot water: n/a Gas: n/a
Hot water: Bulk Energy used: Electricity Cold water: n/a Electricit

Cooking: Bulk Energy used: Propane gas

Electricity: n/a

Condition of the premisesABCDTick the corresponding letter in the table belownewgood conditionworn conditionbad conditionIf illustrations (photos,...) are added, mention it in the corresponding box

	Living area: Living room / Dining room / Open kitchen									
Flo	Floors Walls		Ceilings		Ор	enings	Electricity Plumbing Heating			
ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	ARRIVA	DEPARTURE	ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	
Antique	Antique	Walls	Walls			Entrance	Entrance	Electricity	Electricity	
terracotta	terracotta	ХА	□ <b>A</b>	ХА	□А	door	door	ХА	□А	
tiles	tiles	□В	□В	□В	□В	□A	□ <b>A</b>	□В	□В	
$\Box$ A	□ <b>A</b>	□ C	□ <b>C</b>	□ <b>C</b>	□ <b>C</b>	Х В	□В	□ C	□ <b>C</b>	
□В	□В	□D	□ <b>D</b>	□ <b>D</b>	□ <b>D</b>	□ C	□ <b>C</b>	□ D	□D	
ХС	□ <b>C</b>					□ <b>D</b>	□ <b>D</b>			
$\Box$ D	□ <b>D</b>	Skirtings	Skirtings					Plumbing	Plumbing	
		ХА	□ <b>A</b>			Windows	Windows	□ <b>A</b>	□ <b>A</b>	
		□В	□В			□ <b>A</b>	□ <b>A</b>	ХВ	□В	
		□ C	□ <b>C</b>			ХВ	□В	□ C	□ <b>C</b>	
		□ D	□ <b>D</b>			□ C	□ <b>C</b>	□ D	□ D	
						□ <b>D</b>	□ <b>D</b>			
								Heating	Heating	
								ХА	□ <b>A</b>	
								□В	□В	
								□ C	□ <b>C</b>	
								□ <b>D</b>	□ <b>D</b>	
1		ı		l		I				

Electricity, heating: new, Plumbing: renovated in 2018/2019

False ceiling, walls isolation, paint made in 2019

Heating:

Radiant panel radiator - Thermor Amadeus 2 - 2000 watts - vertical x1

As a backup, in the event of a power outage / blackout: wick type paraffin heater double combustion 2.7 kW - RC270 ZIBRO x1, fuel on request

Lighting:

Wall sconce 2 directional spots x1 Ceiling light 3 directional spots x1

#### **ANNEX 2: INVENTORY OF FIXTURES**

Lighting on the Work surface x1	
Hood with lighting x1	
Double-glazed windows	
Reservations on arrival:	Reservations on departure:

				Ве	droom				
				_		_			tricity
Floors		V	Walls		Ceilings		enings		mbing
	1						Ī		ating
ARRIVAL	DEPARTURE		DEPARTURE	ARRIVAL	DEPARTURE		DEPARTURE	ARRIVAL	DEPARTURE
		Walls	Walls			Entrance	Entrance	Electricity	Electricity
□ A	□ <b>A</b>	$\Box$ A	□ A	$\Box$ A	□ A	door	door	X A	□ <b>A</b>
□В	□В	ХВ	□В	ХВ	□В	□ <b>A</b>	□ <b>A</b>	□ B	□В
ХС	□ <b>C</b>	□ <b>C</b>	□ <b>C</b>	□ C	□ <b>C</b>	□В	□В	□С	□ <b>C</b>
□ D	□ <b>D</b>	□ D	□ <b>D</b>	□ <b>D</b>	□ <b>D</b>	ХС	□ <b>C</b>	□ D	□ <b>D</b>
						□ D	□ <b>D</b>		
		Skirtings	Skirtings					Plumbing	Plumbing
		$\Box$ A	□ A			Window	Window	□ A	□ <b>A</b>
		ХВ	□В			□ A	□ <b>A</b>	ХВ	□В
		□ <b>C</b>	□ <b>C</b>			ХВ	□В	□ <b>C</b>	□ <b>C</b>
		□ D	□ <b>D</b>				□ <b>C</b>	□ D	□ <b>D</b>
							□ <b>D</b>		
								Heating	Heating
						Shutters	Shutters	ХА	□ <b>A</b>
						□ A	□ <b>A</b>	□В	□В
						ХВ	□В	□ <b>C</b>	□ <b>C</b>
						□С	□ <b>C</b>	□ D	□ <b>D</b>
						□ D	□ <b>D</b>		
	y, heating: ne								
Walls and	d ceiling repai	inted in 20	19						
Heating:									
	adiant panel i	radiator - T	hermor Ama	deus 2 - 15	600 watts - ve	rtical x1			
Lighting:									
	eiling light wit								
			ove the head	lbord with	independent	switch x2F	enêtre doubl	e vitrage	
	lazed window								
Reservat	ions on arrivo	al:			Reservation	is on depa	rture:		

	Bathroom										
Floors Walls		Ceilings		Openings		Electricity Plumbing Heating					
ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE	ARRIVAL	DEPARTURE		
						Entrance	Entrance	Electricity	Electricity		
ХА	□ <b>A</b>	ХА	□ <b>A</b>	ХА	□ <b>A</b>	door	door	ХА	□ A		
□В	□В	□В	□В	□В	□В	□ <b>A</b>	□ <b>A</b>	□В	□В		
□ <b>C</b>	□ <b>C</b>	□ <b>C</b>	□ <b>C</b>	□С	□ <b>C</b>	□В	□В	□ <b>C</b>	□ <b>C</b>		
□ <b>D</b>	□ <b>D</b>	$\Box$ D	□ D	□ <b>D</b>	□ <b>D</b>	ХС	□ <b>C</b>	$\Box$ D	□ D		
						□D	□ D				
								Plumbing	Plumbing		
						Window	Window	$\Box$ A	□ A		
						ХА	□ <b>A</b>	ХВ	□В		
						□В	□В	□ <b>C</b>	□ <b>C</b>		
						□ <b>C</b>	□ <b>C</b>	□ D	□D		

#### **ANNEX 2: INVENTORY OF FIXTURES** □ D $\sqcap$ D Heating Heating $\Box$ A X A $\Box$ B □В □ C □ C □ D $\Box$ D Electricity, heating: new, Plumbing: renovated in 2018/2019 False ceiling, walls isolation, paint made in 2019, new tiles, floors and walls Heating: Electric towel warmer radiator DELONGHI Ghibli 1700W x1 Lighting: Lighting LED wall light above the basin 4 spots on the ceiling Double-glazed window Reservations on arrival: Reservations on departure: Équipements et éléments du logement В C D Α X Parabolic satellite antenna-TNT Χ Sconces, ceiling lights, electric spots Gas inlet Χ Smoke detectors x2 X Walk-in shower with glass door, shower seat and grab bar Χ Sink Kitchen, 2 bowls Х Double glazed windows (except for bathroom) Χ Double glazed windows bathroom Х Bathroom basin Χ Cupboards, 8 high, 4 low Χ Mosquito net on all windows Χ Entrance door Χ Blackout and insulating curtain for entrance door Х Netgear WIFI router Χ Roller blinds on all windows, except bathroom Х Wall-mounted toilet with 2 grab bar Χ Reservations on arrival: Reservations on departure: **Autres parties privatives** В C D Α

Réserves au départ :

Terrace

Réserves à l'arrivée :

Χ

#### **INVENTORY OF FIXTURES**

Issued in two counterparts

Each copy of the inventory of fixtures must be dated and signed separately.

(\*) In case of multiple tenants, if only one of them signs the inventory of fixtures, add the mention "I am the representative for the other tenants, article 1120 of the Civil Code".

The Lessor or he	r representative	Lessee			Stay	•
Christine PETROI	)					
24, avenue Frank	din Roosevelt				Fron	n the
92150 Suresnes					To th	he
Accomodation	Address:					
7100011104441011	Cottage of Bussières	House or	n one level	Number of n	nain	Living area:
	Bussières		terrace	rooms: 2		about 420ft <sup>2</sup>
	58230 Ouroux-en-Morvar	_	terrace	1001113. 2		about 4201t
Description of th		······ ——————	c. Torroco			<u> </u>
Description of th	e premises and of the priva	ite equipment	s: rerrace		_	
ON ADDIVAL						
ON ARRIVAL			••••••			
Any other observ	vations-reservations:					
Inventory of fixt	ures established without c	ontradiction h	etween the i	narties		
	fixtures carried out by the I				e enter	s the accommodation
	ble by the Lessee within 72		_			
	thin this 72-hour period, the		_			
	ering the premises shall be a			•		
· · · · · · · · · · · · · · · · · · ·	ntory of fixtures and invent		c been decep	ica without resc	rvacion	by the Lessee
•	<b>Lessor</b> or her representative		Signature o	f the <b>Lessee</b> (*)	or their	renresentative:
	eded by the mention "certifi		_	preceded by the		· ·
accurate")	dea by the mention certifi	eu us	accurate")	preceded by the	memu	ii certijieu us
uccurate )			accurate )			
ON DEPARTUR	RE					
Any other observ	vations-reservations:					
inventory of fixt	ures established without c	ontradiction b	etween the i	parties		

In the absence of an inventory of fixtures at the end of the rental period or if the Lessee alone draws up the inventory of fixtures and inventory at the end of the rental period, the absence of any contest by the Lessor within 72 hours of the end of the rental period shall be deemed to constitute return of the premises in good condition and with a complete inventory.

(Article 15 - Inventory of fixtures and inventory of furnitures and equipments)

Signature of the **Lessor** or her representative: (dated and preceded by the mention "certified as accurate")

Signature of the **Lessee** (\*) or their representative: (dated and preceded by the mention "certified as accurate")

## Furniture and Equipment Inventory

Issued in two counterparts

The Lessor or his representative:

**Christine PPETROD** 

24 avenue Franklin Roosevelt

92150 Suresnes

The Lessee

Stay:

From the To the

Adresse:

Accommodation Cottage of Bussières

Bussières

58230 Ouroux-en-Morvan

House on one level with terrace

Number of main rooms: 2

Living area: about 420ft<sup>2</sup>

Description of the premises and of the private equipments: Terrace

State of furniture and equipment Α В C good condition worn condition bad condition new

			ON ARRIVAL	ON DEPARTURE
	Qty	State	Description and condition	Missing, damaged or broken equipment, deterioration established
Furniture				
Living area :				
Armchair	2	В	leather armchairs, old pink , Couleur vieux-rose, each with 1 throw pillow and 1 plaid covers, fleece fabric, 130x170 cm	
Coat rack	1	Α	Wall-mounted coat rack, black	
Coffee table	1	Α	metal and glass coffee table, 90x45x45 cm with 1 black wooden candlestick, 7 small candles	
Column bookcase	1	Α	bleeched oak, 20x17x202 cm, contenant livres, DVD, 1 tirette de store extensible (73-133 cm)	
Copper umbrella	1	В	holder	
Flatweave rug	1	Α	flatweave rug under the coffee table, black and white stripes 80x150 cm	
High bookcase	1	Α	white, acting as a janitorial cupboard closed by 1 blind	
Low bookcase	1	Α	bleeched oak, 40x28x106 cm	
Small chest	2	Α	small chests of drawers 3 cardboard drawers, dark grey, for the touristic information, 31x26x31 cm	
Trash bin	1	Α	Black plastic, 10l	
TV stand	1	Α	bleeched oak, 180x40x85 cm	
Wall organiser	1	Α	White with 2 pockets, grey, with user manuals at the top and remote controls at the bottom	
Wicker trunk	1	В	containing 1 wooden decorative frame "Langwoods" and outdoor games	
Blind pull tab	1	Α	expandable, 73-133 cm	
Kitchen :				
Chair	4	В	pine and wicker chairs	
Cushion	4	Α	Blue pattern	
High cupboard	8	Α	IKEA, white, for house-ware and kitchen utensils	
Lower cupboard	4	Α	IKEA, white, for house-ware and kitchen utensils	
Occasional table	1	В	white	
Peg	1	Α	with 3 hooks for dish towels	
Serving trolley	1	В	wooden serving trolley, 60x38x84 cm	
Table	1	Α	for 4 in solid pine, white legs, 118x74x73 cm	
Bedroom :				
Bed	2	В	90x200 cm	
Bedside table	2	Α	black metal, 37x28x45 cm, with bamboo set	

AININEX 3 . FURINITURE		QUII IVI		
Chair	2	В	wood and metal	
Cupboard	1	С	pine cupboard, 3 leaves, 136x52x184 cm	
Door mirror	1	Α	door mirror, 120x30 cm	
Door sausage	1	Α	beige, 80 cm	
Flatweave	2	Α	flatweave bed rug, multicolour, 200x80 cm	
Head-board	1	В	200 cm	
Peg	2	Α	peg with 3 hooks	
Trash bin	1	В		
Blind pull tab	1	Α	expandable, 73-133 cm	
Bathroom :				
Bath mat	1	Α	90x60 cm, dark grey	
Bathroom trash can	1	Α	with a pedal, 3l	
Box	1	Α	bamboo box	
Doorstop	1	Α	grey nickel-plated aluminium, Diam 10 cm x H 4,5 cm	
Door mirror	1	Α	120x30 cm	
Mirror	1	Α	above the basin, 60x45 cm	
Peg	1	Α	with 5 hooks, stainless steel on the radiator	
Soap dish	1	Α	grey-green	
Shelf	1	Α	wall shelf, stainless steel, 67x27 cm	
Shelf	1	Α	tempered glass shelf above the basin, 47x11 cm	
Shower soap dish	1	Α	two-level shower soap dish, zinc plated, 24x11x53 cm with 1-hook peg	
Toilet brush holder	1	Α	wall mounted	
Toilet paper holder	1	Α	wall mounted	
Toothbrush holder	2	Α	grey-green	
Towel holder	1	Α	wall mounted, stainless steel, 67x13 cm, 2 towels	
Washstand	1	В	black metal, 55x43x70 cm	
Linen provided				
Dish towel	3	Α		
Bath sheet	2	Α		
Bath towel	2	Α		
Hand towel	2	Α		
Wash cloth	2	Α		
Pillow	4	Α		
Pillowcase	4	Α		
Pillow protector	4	Α		
Single blanket	2	Α		
Single duvet	2	Α		
Single duvet cover	2	Α		
Single fitted sheet	2	Α		

Single mattress protector	2	Α	
Large household			
appliances			
Cook top	1	Α	IKEA, 4-burner gas cook top
Dishwasher	1	Α	BEKO
Extractor hood	1	Α	IKEA
Fridge-freezer	1	Α	fridge, 237 L, freezer, 69 L, BEKO
Oven	1	Α	WHIRLPOOL, build-in oven
Washing-machine	1	Α	INDESIT
Small household			
appliances			
Coffee maker	1	Α	PROLINE
Hair dryer	1	Α	BABYLISS, retra-cord 2000
Kettle	1	Α	PROLINE
Microwave oven	1	Α	PROLINE
Mixer	1	Α	Lower cupboard #12, Drawer #2, PROLINE
Mixing arm	1	Α	Lower cupboard #10, Drawer #2, PROLINE
Raclette grill	1	С	High cupboard #4
Toaster	1	Α	PROLINE
Vacuum cleaner	1	Α	MOULINEX
Table and kitchen ware			8 7 6 5 4 3 2 1
Dishes and Cutlery :			
Dessert plate	6	Α	High cupboard #2
Dinner plate	6	Α	High cupboard #2
Soup plate	6	Α	High cupboard #2
Desert fork	6	Α	Lower cupboard #10, Drawer #1
Fork	6	Α	Lower cupboard #10, Drawer #1

Knife	6	Α	Lower cupboard #10, Drawer #1	
Butter knife	4	A	Lower cupboard #10, Drawer #1	
Steak knife	4	A	Lower cupboard #10, Drawer #1	
Tablespoon	6	A	Lower cupboard #10, Drawer #1	
Teaspoon	6	A	Lower cupboard #10, Drawer #1	
Champagne glass	6	Α	High cupboard #3	
Cocktail glass	6	Α	High cupboard #3, 35cl	
Red wine glass	6	Α	High cupboard #3, 30 cl	
Water glass	6	Α	High cupboard #3, 27cl	
White wine glass	6	Α	High cupboard #3, 25 cl	
Bowl	2	Α	High cupboard #3, glass, small	
Breakfast bowl	6	Α	High cupboard #2	
Coffee cup	6	Α	High cupboard #3, with plate, white and blue	
Egg cup	6	Α	High cupboard #3, white	
Mocha coffee cup	6	Α	High cupboard #3, glass	
Ramekin	6	Α	High cupboard #3, glass	
Tea mug	6	Α	High cupboard #3, 25 cl	
Bred box	1	A		
Bread hamper	1	A		
Cheese box	1	В		
Coaster	6	С	Painted wood	
Fruit basket	1	Α	stainless steel	
Jug	2	Α	High cupboard #7	
Wine decanter	1	Α	High cupboard #3, glass	
Salad bowl	4	Α	High cupboard #2	
Salad server	2	Α	Lower cupboard #10, Drawer #1	
Salt / pepper shaker	1	В	High cupboard #5	
Serving plate	3	Α	High cupboard #2	
Teapot	1	Α	High cupboard #3, glass	
Kitchen ware :				
Bread knife	1	Α	Lower cupboard #10, Drawer #1	
Bottle brush	1	Α	Lower cupboard #12, Drawer #1	
Butcher knife/ meat fork	1	Α	Lower cupboard #10, Drawer #1	
Can-opener	1	Α	Lower cupboard #10, Drawer #1	
Cheese slicer	1	В	Lower cupboard #10, Drawer #1	
Citrus juicer	1	Α	Lower cupboard #12, Drawer #2	
Cooking glove	2	Α	Lower cupboard #12, Drawer #1, silicon	
Corkscrew	1	Α	Lower cupboard #10, Drawer #1	
Egg slicer	1	Α	Lower cupboard #12, Drawer #2	

	1	-	IENT INVENTORY	
Funnel	1	Α	Lower cupboard #12, Drawer #2	
Grater	1	Α	Lower cupboard #10, Drawer #2, 4-sided	
Kitchen utensils	3	Α	Lower cupboard #12, Drawer #1, wooden set, spatula, fork, spoon	
Kitchen utensils	9	Α	Lower cupboard #12, Drawer #1, silicon set, spatulas, spoons, ladle,	
			skimmer, tong, spaghetti spoon	
Mixing bowl	2	Α	Lower cupboard #12, Drawer #3, verre, diam: 20, 26 cm	
Nut cracker	1	Α	Lower cupboard #10, Drawer #1	
Paring knife	2	Α	Lower cupboard #10, Drawer #1	
Peeler	2	Α	Lower cupboard #10, Drawer #1	
Pizza wheel	1	Α	Lower cupboard #10, Drawer #1	
Potato masher	1	Α	Lower cupboard #10, Drawer #2	
Salad spinner	1		Lower cupboard #10, Drawer #2	
Scale	1	В		
Scissors	2	Α	Lower cupboard #10, Drawer #1	
Set of measuring cups	1	Α	Lower cupboard #10, Drawer #1	
Sieve, colander	3	Α	Lower cupboard #10, Drawer #2, 1 plastic, 2 fine	
Tea infuser	1	Α	Lower cupboard #10, Drawer #1	
Timer	1	Α		
Waiter's corkscrew	1	Α	Lower cupboard #10, Drawer #1	
Whisk	2	Α	Lower cupboard #12, Drawer #1, 1 ballon, 1 ressort	
Pastry :				
Mould	2	Α	Lower cupboard #11, Drawer, Non-stick pie plate, Loaf pan in glass	
Pastry brush	1	Α	Lower cupboard #10, Drawer #1	
Pastry spatula	1	Α	Lower cupboard #10, Drawer #1	
Rolling pin	1	Α	Lower cupboard #12, Drawer #1	
Cooking:				
Cookware	1	Α	Lower cupboard #10, Drawer #3, glass and steel, 1 saucepan 0.9L;1 saucepan with cover 1.7L; 1 stew pot with cover 2.8L	
Crepe pan	1	Α	Lower cupboard #10, Drawer #3,	
Frying pan	3	Α	Lower cupboard #10, Drawer #3, diam : 20, 24, 26	
Lid	3	Α	Lower cupboard #10, Drawer #3, set of 3 silicone lids: diameters 19, 25, 31	
Oven dish	2	٨	Lower cupboard #11, Drawer, glass, small, 15x15 cm; medium, 27x18 cm;	
Oven dish	3	A	large, 35x25 cm	
Oven spit	1	Α	Lower cupboard #11	
Pan protector	6	Α	Lower cupboard #10, Drawer #3,	
Steam cooker	1	Α	Lower cupboard #12, Drawer #3, two-level steam cooker	
Snail pan	1	В	Lower cupboard #10, Drawer #3,	
Square grill pan	1	Α	Lower cupboard #10, Drawer #3	
Miscellaneous :				

ANNEX 3 : FURNITURE	ANDL	QUIFIV		
Cutting board	2	Α	High cupboard #4, bois, 1 large, 35x24 cm; 1 small, 30x20 cm	
Measuring cup	1	Α	High cupboard #7	
Recycling bin	3	Α	Lower cupboard #9, Drawer #2	
Table mats	6	Α	High cupboard #4, woven vinyl, 50,5x35,5	
Thermos flask	2	В	High cupboard #7	
Tray	3	А	High cupboard #4, 1 large bamboo tray, 44x29 cm; 1 medium tray, 32x23 cm; 1 small tray, 21,5x12,5 cm	
Trivet	3	Α	High cupboard #4, cork, diam : 19 cm	
Tupperware	4	Α	Lower cupboard #12, Drawer #2, set of 4 tupperwares	
Multi				
média				
DVD player	1	Α	SONY	
HiFi	1	Α	HiFi Stereo Bluetooth CD Player MP3 USB Radio - black oneConcept V-13 BT	
TNTSAT decoder	1	Α		
TV	1	Α	Panasonic flat screen 32"	
WIFI box	1	Α	NETGEAR	
Miscellaneous				
Clothespins	1	Α		
Dish drainer	3	Α	1 two-level dish drainer, 1 cutlery drainer, H= 13.5 cm,1 kitchen utensil drainer, H= 18 cm	
Folding step stool	1	Α	foldable, 1 step	
Ironing board	1	Α		
Laundry drying rack	2	Α		
Mat (standard)	4	Α	2 house entrance mats, 1 bedroom entrance mat , 1 bathroom entrance mat	
Multi-socket, Spare bulbs	1	Α	х3	
Nail brush	1	Α		
Paper towel dispenser	1	Α	stainless steel	
Sponge tray	1	Α	bamboo, with sponge	
Soap dish	1	Α	bamboo, with soap	
Household				
equipment &				
routine				
maintenance				
Broom	1	Α		
Bucket	1	A		
Cleaning products				
Dust mop	1	Α		
Dustpan and brushe	2	A	1 yellow and 1 green	
Duster	2	A	1 feather and 1 « Swiffer »	
243001		$\sim$	Treather and I " Owner"	

		ασ	ENT INVENTORY	
Fly swatter	1	В		
Мор	1	Α	large	
Vacuum cleaner bags	1	Α	MOULINEX	
Wash bowl	1	В	High cupboard #8	
Decorative items				
Milk jug	1	В	enamelled metal floral motifs with cover (decoration)	
Milk pitcher	1	В	enamelled metal floral motifs with flowers inside (decoration)	
Watering	1	В	In turquoise painted metal with flowers inside (decoration)	
Games				
Indoor games	7	Α	Tarot, 2 sets of 54-card deck, 1 Yahtzee, 1 Scrabble, Monopoly, Mille Bornes, Domino set, Oware	
Outdoor games	4	C	Pétanque set, Badminton set, Beach ball set , Basketball hoop (on the wall outside the bedroom)	
Books, DVD		С		
Baby equipment, upon request				
Bed / playpen	1	В	with mattress, GRACO	
Chair	1	В	highchair / 2 in 1 baby chair usable as a bouncer, Prima Pappa Zero3	
Changing mat	1	В		
Outdoor				
Barbecue	1	В	barbecue, 120x55x100 cm	
Chair	4	Α	black resin folding, 44x41x78 cm	
Garden armchair	2	С	adjustable, navy blue, Cushions on the cabinet in the bedroom	
Patio set	1	Α	4 persons:  1 coffee table, grey steel and tempered glass, 85x45x38 cm 1 couch, grey, steel and resin rattan, grey seat cushions, 112x60x76 cm 2 armchairs, grey, steel and resin rattan, grey seat cushions, 62x60x76 cm  Cushions on the cabinet in the bedroom	
Table	1	Α	black polypropylene, 4 persons, 138x80 x72 cm	
Umbrella	1	Α		
Umbrella Base	1	U		

## Furniture and Equipment Inventory

Issued in two counterparts

Each copy of the inventory of furniture and equipment must be dated and signed separately.

(\*) In case of multiple tenants, if only one of them signs the inventory of fixtures, add the mention "I am the representative for the other tenants, article 1120 of the Civil Code".

The Lessor or her representative Christine PETROD 24, avenue Franklin Roosevelt 92150 Suresnes  Accomodation Address: Cottage of Bussières Bussières Se230 Ouroux-en-Morvan Description of the premises and of the private equipments: Terrace  ON ARRIVAL  Any other observations-reservations:  Inventory of fixtures established without contradiction between the parties The inventory of furniture and equipment carried out by the Lessor alone and given to the Lessee when he enters the accommodation shall be contestable by the Lessee within 72 hours of entering the accommodation. In the absence of a protestation by the Lessee upon entering the premises shall be deemed to have been accepted without reservation by the Lessee. Article 15 - Inventory of fixtures and inventory of furnitures and equipments) Signature of the Lessor or her representative: (dated and preceded by the mention "certified as accurate")  Inventory of fixtures established without contradiction between the parties  Number of main Living area: about 420ft²  Any other observations-reservations:  Signature of the Lessee when he enters the accommodation in the absence of a protestation by the Lessee. Article 15 - Inventory of fixtures and inventory of furnitures and equipments)  Signature of the Lessor or her representative: (dated and preceded by the mention "certified as accurate")  ON DEPARTURE  Any other observations-reservations:  Inventory of fixtures established without contradiction between the parties In the absence of an inventory of furnitures and equipments at the end of the rental period of or if the Lessee alone draws up the inventory of fixtures and inventory at the end of the rental period, the absence of any contest by the Lessor within 72 hours of the end of the rental period shall be deemed to constitute return of the premises in good condition and with a complete inventory.  Inventory of fixtures and inventory of furnitures and equipments)						
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# Etat des risques naturels, miniers et technologiques en application des articles L 125 - 5 et R 125 - 26 du Code de l'environnement

1. Cet état, relatif aux obligations, interdictions, servitudes et prescriptions définies vis-à-vis des risques naturels, miniers ou technologiques concernant l'immeuble, est établi sur la base des informations mises à disposition par arrêté préfectoral

n" 2015-P-689

du 17/06/2015

mis à jour le 17/06/2015

. Adresse Lieudit Bussière			code postal 58 ou code insee	3230	OUROUX-EN-M	MORVAN	
. Situation de l'imm	neuble au regard d'un ou p	olusieurs plans de l	prévention de risc	ues naturels	[PPR n]		
L'immeuble est situ	é dans le perimètre d'un PPR n	aturels	prescrit	х г	1 oui	non	, ,
L'immeuble est situe	é dans le périmètre d'un PPR n	aturels	appliqué par ant	icipation	oui	non	
L'immeuble est situe	é dans le périmètre d'un PPR n	aturels	approuvé		1 oui	non	
1 si oui, les risques	naturels pris en compte sont lie	és à					
	inondation	rue torrentielle	mouvements	de terrain	a	valanches	
	sécheresse	cyclone	remontée	de nappe	fec	ux de forêt	t
	séisme	volcan		autres			
extraits des docu	ments de référence joints au pr	ésent état et permettar	nt la localisation de l'i	mmeuble au rega	ard des risques pr	ris en comp	ote
		-					
L'immeuble est cond	cemé par des prescriptions de t	ravaux dans le règleme	ent du  ou des PPR na	iturels	<sup>2</sup> oui	non	×
sı oui. les travaux	prescrits par le règlement du or	u des PPR naturels onf	t été réalisés		oui	non	*
Situation de l'imm	euble au regard d'un plan	de prévention de r	ismuss minlare f0	DD m1			
en application de l'arti	cle L 174-5 du nouveau code m	ninier.	isques milliers [P	escing.			
	dans le périmètre d'un PPR m		prescrit		3 oui	non	×
	dans le périmètre d'un PPR mi		appliqué par anti	cipation	<sup>3</sup> oui	non	*
	dans le périmètre d'un PPR mi		approuvé		3 oui	non	
si oul, les risques	miniers pris en compte sont liés	à				11011	
		ents de terrain	autres				
extraits des docur	nents de référence joints au pré	sent état et permettan	t la localisation de l'in	nmeuble au rega	rd des risques pri	s en comp	te
L'immeuble est conc	erné par des prescriptions de tr	avaux dans le règleme	int du PPR miniers		* oui	non	*
4 si oul, les travaux p	prescrits par le règlement du PF	R miniers ont été réali	isés		oui	non	
						non	^
Situation de l'imme	ouble au regard d'un plan	de prévention de ris	sques technologi	ques [PPR t]			
5 si qui les secure	dans le périmètre d'étude d'un	PPR technologiques p	rescrit et non encore	approuvé	s oui	non	×
	echnologiques pris en compte d						
		ffet thermique	effet de sur				
L immeuble est situé	dans le périmètre d'exposition a	aux risques d'un PPR te	echnologiques appro	uvé	oui	non	*
extraits des docum	nents de référence joints au pré	sent état et permettant	la localisation de l'im	meuble au regar	d des risques pris	en compte	е
L'immeuble est conce	erne par des prescriptions de tra	avaux dans le règlemer	nt du PPR technologie	ques	6 oui	non	<b>y</b>
<sup>6</sup> si <b>oui</b> , les travaux p	rescrits par le règlement du PP	R technologiques ont	été réalisés		oui	non	r
						11011	-
en application des artic	<b>uble au regard du zonage</b> des R 563-4 et D 563-8-1 du Co	ode de l'environnement	r la prise en comp	te de la sismi	cité		
L'immeuble est situé d	dans une commune de sismicité	ž zone 5	zone 4	zone 3	zone 2	zone 1	×
		forte	e moyenne	modérée	faible	très fai	ble
nformation relative	aux sinistres indemnisés	par l'assurance su	ite à une catastro	nhe naturalla	minière eu tes	hnola-i-	
en application de l'artic	le L 125-5 (IV) du Code de l'env	vironnement	a and datastro	pric naturene,	mannere ou tec	mologic	<sub>l</sub> ue
	tionnée dans l'acte authentique		on de <del>l</del> a vente		oui	non	*
		Section of the section .			Out	HON	
ndeur/bailleur – accu		MODEL OF THE REAL PROPERTY.	ALIEN MEDICAL PROPERTY OF THE PARTY OF THE P	THE PARTY		AND SECURITION	
ideur/bailleur – acqu Vendeur - Bailleur	Mr of Mma VANI	TEN POP	hno				
Vendeur - Bailleur	Mr et Mme VAN D	DEN BOR	Peles	Detri			
ndeur/bailleur – acqu Vendeur - Bailleur rayer la mention inutile Acquéreur - Locata	Nom	DEN BOR 9	rei	Prénd	om		

Attention!

S'ils n'impliquent pas d'obligation ou d'interdiction réglementaire particulière, les aléas connus ou prévisibles qui peuvent être signalés dans les divers documents d'information préventive et concerner le bien immobilier, ne sont pas mentionnés par cet état.



# Constat de risque d'exposition au plomb CREP

Numéro de dossier :

1702098\_VAN\_DEN\_BOR

Norme méthodologique employée :

AFNOR NF X46-030 Arrêté du 19 août 2011

Arrêté d'application : Date du repérage :

24/02/2017

### Adresse du bien immobilier

Localisation du ou des bâtiments :

Département :... Nièvre

Adresse : ..... Hameau de Bussière

Commune : ...... 58230 OUROUX-EN-MORVAN

Section cadastrale BN, Parcelle

numéro 203 et 142,

## Donneur d'ordre / Propriétaire :

Donneur d'ordre :

Mr et Mme VAN DEN BOR Deborah et Bert

Hameau de Bussière

58230 OUROUX-EN-MORVAN

Propriétaire :

Mr et Mme VAN DEN BOR Deborah et Bert

Hameau de Bussière

58230 OUROUX-EN-MORVAN

V	REP suivant concerne :		
	Les parties privatives	X	Avant la vente
	Les parties occupées		
	Les parties communes d'un immeuble		Avant la mise en location
1/2			Avant travaux  N.B.: Les travaux visés sont définis dans l'arrêté du 19 août 2011 relatif aux  travaux en parties communes péreschent l'évité.
	ant est :	le pro	travaux en parties communes nécessitant l'établissement d'un CREP priétaire
Nom de	l'occupant, si différent du propriétaire	Le pro	priectaire
Présenc	e et nombre d'enfants mineurs	NON	Nombre total:
dont de	s enfants de moins de 6 ans	NON	Nombre d'enfants de moins de 6 ans :

Société réalisant le constat	
Nom et prénom de l'auteur du constat	MOREAU Cyril
No de certificat de certification	CDPI 0161 to 31/07/2008
Nom de l'organisme de qualification accrédité par le COFRAC	I.Cert
Organisme d'assurance professionnelle	MMA
N° de contrat d'assurance	112 526 136
Date de validité :	30/06/2017

Appareil utilisé		
Nom du fabricant de l'appareil	PROTEC	
Modèle de l'appareil / N° de série de l'appareil	LPA1 / 2435	
Nature du radionucléide	57 Co	
Date du dernier chargement de la source Activité à cette date et durée de vie de la source	06/08/2015 444 MBg	

	Total	Concentration of Non mesurées		T	T	
Nombre d'unités		Non mesurees	Classe 0	Classe 1	Classe 2	Classe
de diagnostic	212	37	164	11	0	0.000
%	100	17.50			0	0
	100	17,5 %	77,5 %	5,2 %	0 %	0 %

Ce Constat de Risque d'Exposition au Plomb a été rédigé par MOREAU Cyril le 24/02/2017 conformément à la norme NF X46-030 «Diagnostic plomb — Protocole de réalisation du constat de risque d'exposition au plomb» et en application de l'arrêté du 19 août 2011 relatif au constat de risque d'exposition au plomb.

Dans le cadre de la mission, il a été repéré des unités de diagnostics de classe 1 et/ou 2. Par conséquent, le propriétaire doit veiller à l'entretien des revêtements recouvrant les unités de diagnostics de classe 1 et 2, afin d'éviter leur dégradation future.

ris Connaissance

1/18 Rapport du : 24/02/2017

ABSCISSE | Zone Artisanale Bonjuan 89200 Magny | Tél.: 03.86.33.18.08

abscisse-magny@orange.fr

N°SIREN: 510 034 994 00010 | Compagnie d'assurance: MMA n° 112 526 136

n° compte: 12221414431



## ORIGINAL

Rapport de mission de repérage des matériaux et produits contenant de l'amiante pour l'établissement du constat établi à l'occasion de la vente d'un immeuble bâti (listes A et B de l'annexe 13-9 du Code de la Santé publique)

Numéro de dossier : 1702098\_VAN\_DEN\_BOR

Date du repérage: 24/02/2017

Références réglementaires			
Textes réglementaires	Articles L 271-4 à L 271-6 du code de la construction et de l'habitation, Art. L. 1334-13, R. 1334-20 et 21, R. 1334-23 et 24, Annexe 13.9 du Code de la Santé Publique; Arrêtés d' 12 décembre 2012 et 26 juin 2013, décret 2011-629 du 3 juin 2011, arrêté du 1er juin 2015.		

Immeuble bâti visité	
Adresse	Rue :
Type de logement : Fonction principale du bâtiment : Date de construction :	

Le propriétaire et le commanditaire		
Le(s) propriétaire(s) :	Nom et prénom : Mr et Mme VAN DEN BOR Deborah et Bert Adresse : Hameau de Bussière 58230 OUROUX-EN-MORVAN	
Le commanditaire	Nom et prénom : Mr et Mme VAN DEN BOR Deborah et Bert Adresse : Hameau de Bussière 58230 OUROUX-EN-MORVAN	

Le(s) signataire(s)				
	NOM Prénom	Fonction	Organisme certification	Détail de la certification
Opérateur(s) de repérage ayant participé au repérage		Opérateur de	I.Cert Parc Edonia -	Obtention : 31/07/2008
Personne(s) signataire(s) autorisant la diffusion du rapport	MOREAU Cyril	repérage	Bâtiment G Rue de la Terre Victoria 35760 SAINT GREGOIRE	Échéance : 30/07/2018 N° de certification : CDPI 016

Raison sociale de l'entreprise : ABSCISSE (Numéro SIRET : 510 034 994 0010)

Adresse: Zone Artisanale Bonjuan, 89200 Magny Désignation de la compagnie d'assurance : MMA

Numéro de police et date de validité : 112 526 136 / 30/06/2017

#### Le rapport de repérage

Date d'émission du rapport de repérage : 24/02/2017, remis au propriétaire le 24/02/2017

Diffusion : le présent rapport de repérage ne peut être reproduit que dans sa totalité, annexes incluses

Pagination : le présent rapport avec les annexes comprises, est constitué de 14 pages, la conclusion est située en page 2.

1/14 Rapport du : 24/02/2017

## Constat de repérage Amiante nº 1702098\_VAN\_DEN\_BOR



#### Sommaire

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- 2 Le(s) laboratoire(s) d'analyses
- 3 La mission de repérage
  - 3.1 L'objet de la mission
  - 3.2 Le cadre de la mission
  - 3.2.1 L'intitulé de la mission
  - 3.2.2 Le cadre réglementaire de la mission
  - 3.2.3 L'objectif de la mission
  - 3.2.4 Le programme de repérage de la mission réglementaire.
  - 3.2.5 Programme de repérage complémentaire (le cas échéant)
  - 3.2.6 Le périmètre de repérage effectif
- 4 Conditions de réalisation du repérage
  - 4.1 Bilan de l'analyse documentaire
  - 4.2 Date d'exécution des visites du repérage in situ
  - Écarts, adjonctions, suppressions par rapport aux arrêtés en vigueur 4.3
  - 4.4 Plan et procédures de prélèvements
- 5 Résultats détaillés du repérage
  - Identification des matériaux repérés de la liste A et B
  - Liste des matériaux ou produits contenant de l'amiante, états de conservation, 5.1 conséquences réglementaires (fiche de cotation)
  - Liste des matériaux ou produits susceptibles de contenir de l'amiante, mais n'en 5.2 contenant pas après analyse
- 6 Signatures
- 7 Annexes

#### 1. - Les conclusions

Avertissement : les textes ont prévu plusieurs cadres réglementaires pour le repérage des matériaux ou produits contenant de l'amiante, notamment pour les cas de démolition d'immeuble. La présente mission de repérage ne répond pas aux exigences prévues pour les missions de repérage des matériaux et produits contenant de l'amiante avant démolition d'immeuble ou avant réalisation de travaux dans l'immeuble concerné et son rapport ne peut donc pas être utilisé à ces fins.

- 1.1 Liste A : Dans le cadre de mission décrit à l'article 3.2, il n'a pas été repéré
- de matériaux ou produits de la liste A contenant de l'amiante,
- 1.1 Liste B : Dans le cadre de mission décrit à l'article 3.2, il a été repéré :
- des matériaux et produits de la liste B contenant de l'amiante sur jugement de l'opérateur : Conduits (Parties extérieures) pour lequel il est recommandé de réaliser une évaluation périodique.\*
- \* Un détail des conséquences réglementaires et recommandations est fourni en annexe de ce rapport, il est rappelé la nécessité d'avertir de la présence d'amiante toute personne pouvant intervenir sur ou à proximité des matériaux et produits concernés ou de ceux les recouvrant ou les protégeant.
- 1.2. Dans le cadre de mission décrit à l'article 3.2 les locaux ou parties de locaux, composants ou parties de composants qui n'ont pu être visités et pour lesquels des investigations complémentaires sont nécessaires afin de statuer sur la présence ou l'absence d'amiante :

Localisation	Parties du local	Raison
Néant	-	
	Pris Connais	sance
	CP	67200 C

ABSCISSE | Zone Artisanale Bonjuan 89200 Magny | Tél.: 03.86.33.18.08

abscisse-magny@orange.fr

N°SIREN: 510 034 994 00010 | Compagnie d'assurance: MMA n° 112 526 136 n° compte: 12221414431

**2**/14 Rapport du : 24/02/2017