

Terms of Booking and House Rules

Gut Stohrerhof · Neuwiese 2 · 86911 Dießen am Ammersee · Germany · Version: 14 October 2026

This English version is a courtesy translation. In the event of any discrepancy, the German version (Buchungsbedingungen und Hausordnung) is legally binding.

These terms of booking and house rules apply to all bookings of accommodation at Gut Stohrerhof, whether made via our website www.stohrerhof.de, by email, by telephone or in writing. By booking, you accept them. For bookings made via platforms such as Booking.com or Airbnb, the terms of the respective platform take precedence.

1. Contracting parties and rental property

The landlord is Benedikt Schröder, Gut Stohrerhof, Neuwiese 2, 86911 Dießen am Ammersee, Germany (hereinafter "Landlord"). The tenant is the person making the booking (hereinafter "Guest"). The Guest is also responsible for ensuring that all fellow travellers and visitors comply with these terms.

Depending on the booking, part or all of the listed farmhouse dating from 1770, with up to 360 m² of living space in total, is let:

- **Penthouse** (top floor, approx. 100 m²): 1 to 4 guests
- **Main House** (ground floor and first floor, approx. 260 m²): 1 to 11 guests
- **Entire Estate** (all levels, approx. 360 m²): 1 to 15 guests

The amenities of each unit are described in the appendix. The house has been renovated to modern technical standards but remains a listed building with the typical characteristics that this entails (e.g. stairs, ceiling heights, limited sound insulation). In the penthouse, the sleeping areas are visually but not acoustically separated from each other.

2. Booking and conclusion of contract

By submitting the booking form on our website, the Guest makes a binding booking request. The rental contract is only concluded when the Landlord confirms the booking in text form (usually by email). We usually reply within 24 hours.

For the booking, the Guest's full name, address, email address and mobile number must be provided. We use these contact details to reach you before and during your stay.

For the rental of holiday accommodation for a fixed period there is no statutory right of withdrawal (Section 312g (2) No. 9 of the German Civil Code, BGB). Cancellation is governed by clause 6.

3. Prices

The total price shown at the time of booking and stated in the confirmation applies. It consists of:

- the base price for the stay, calculated from the nightly rates; it includes 2 guests for the Penthouse, 5 guests for the Main House and 7 guests for the Entire Estate,

- surcharges per additional person and night, depending on the season: adults from 12 years €75.00 to €85.00, children aged 7 to 11 €37.50 to €42.50, children up to 6 years €18.75 to €21.25,
- the one-off final cleaning: Penthouse €170, Main House €225, Entire Estate €395.

Electricity for charging electric vehicles is charged separately according to consumption (clause 8). All prices include statutory VAT.

Special guest code: Special guest codes are issued by the Landlord at their own discretion, personally to individual guests or as part of promotions. A code grants the stated discount exclusively on the base price, not on per-person surcharges or final cleaning. It cannot be combined with other discounts and cannot be redeemed for cash. It must be entered with the booking request; it cannot be applied retrospectively. A code is valid until its expiry date or until the Landlord withdraws it.

4. Payment

The total price is due two months before arrival. At that time the Guest receives a payment request from us by email with the payment details and the payment deadline. If the booking is made less than two months before arrival, the total price is due immediately after our confirmation; the payment request is then sent together with the confirmation.

Payment is made by bank transfer or PayPal. Please quote the payment reference from the payment request with your bank transfer. Domestic and SEPA transfers in euros are usually free of charge. **For transfers from abroad, the Guest bears all bank and transfer charges** (for international transfers please select the charge option "OUR"); the total price must reach the Landlord in full. **For payment by PayPal, the Guest bears the PayPal fee** (currently 2.49% of the payment amount plus €0.35). It is shown in the payment request and added to the payment amount so that the total price reaches the Landlord in full.

With the payment, please also let us know how the rooms will be allocated and roughly when you will arrive, so that we can prepare the house accordingly.

If payment is not received on time, we will set a grace period of 7 days. If this also expires, we may withdraw from the contract, let the accommodation to others and claim compensation in accordance with clause 6.

The rental price does not include travel cancellation or travel interruption insurance. We strongly recommend taking out such insurance.

5. Arrival and departure, minimum stay

Arrival (check-in) is between 3 pm and 6 pm, departure (check-out) by 10 am. Please agree other times with us in advance.

The minimum stay depends on the day of arrival:

- 7 January to 29 April: 2 nights
- 30 April to 24 June: 3 nights
- 25 June to 14 September: 4 nights
- 15 September to 14 October: 3 nights
- 15 October to 14 December: 2 nights
- 15 December to 6 January: 3 nights

6. Cancellation by the Guest

The Guest may withdraw from the contract at any time before the start of the stay. Cancellation must be declared in text form (e.g. by email to kontakt@stohrerhof.de); the date of receipt by the Landlord is decisive. If the Guest cancels, the Landlord may claim the following compensation:

- up to 61 days before arrival: none
- 60 to 45 days before arrival: 50% of the total price
- 44 to 15 days before arrival: 80% of the total price
- from 14 days before arrival or in the event of no-show: 100% of the total price

If we succeed in letting the accommodation to others for the period, we will credit the income. The Guest may propose a suitable replacement guest; with our consent, the contract will then be transferred to that person. The Guest remains entitled to prove that we have suffered no loss or a lower loss. Amounts already paid in excess of the compensation will be refunded promptly.

7. Occupancy and number of guests

Only as many people may stay overnight as stated in the booking, and in any case no more than the maximum occupancy of the unit. There are 15 sleeping places in the whole house, plus a baby travel cot and a high chair on request. No further sleeping places are available.

If the Guest wishes to increase the number of people, please let us know no later than five days before arrival; the price will be adjusted accordingly. If additional people stay overnight without prior agreement, we will charge €200 per person per night of the booked period, payable immediately on site. The Guest remains entitled to prove that we have suffered no loss or a lower loss.

8. House rules

- **Quiet hours** are from 10 pm to 7 am. Please be considerate of our neighbours.
- **Parties** and loud celebrations, in particular stag and hen parties, are not permitted. Please agree small private celebrations with us in advance.
- **Smoking** is not permitted inside the house, but is allowed in the garden and on the terraces. Please do not dispose of cigarette ends in the household waste.
- **Pets** are not allowed; the house is suitable for allergy sufferers.
- **Furniture from the house** (chairs, armchairs, tables) must not be used in the garden. There is plenty of garden furniture for outdoor use.
- **Gas grill:** Use is free of charge and at your own risk. The grill must be at least 1.5 m away from the house wall; after grilling, the gas bottle must be turned off and the grill cleaned. The next guests will thank you.
- **Robotic mower:** A robotic mower operates in the garden around the clock, sometimes also on the terraces. Please do not leave any objects on the lawn or terraces. On request we can restrict the mowing times or switch the mower off during your stay; please let us know before you arrive.

- **Beds in the penthouse:** The two double beds move electrically out of the knee wall. The switches are mounted out of children's reach. We will show you how to operate them on arrival; please supervise children while the beds are moving. On request we can switch off the electric function.
- **Parking:** Three parking spaces on the right in front of the entrance are available to you free of charge. Please do not park in the spaces on the left of the house or opposite; they belong to others.
- **Electric vehicles and e-bikes:** Two charging stations with green electricity are available; you will receive an RFID chip on request. Charging is billed according to consumption before departure. Normal sockets in and around the house must not be used for charging vehicles.
- **Damage** and defects must be reported immediately, including any you notice on arrival. We will then remedy them as quickly as possible.
- **On departure** we ask you to take the rubbish to the bins, empty the fridge, and load and start the dishwasher. We take care of the final cleaning.

In the event of breaches of the smoking or pet ban, the Guest bears the resulting costs, in particular for special cleaning and for loss of income if the accommodation cannot be re-let as a result, plus a handling fee of €250. The Guest remains entitled to prove that we have suffered no loss or a lower loss.

9. Obligations and liability of the Guest

The Guest shall treat the house, its furnishings and the garden with care. The Guest is liable for damage culpably caused by themselves, their fellow travellers or visitors. We recommend private liability insurance.

10. Liability of the Landlord

The Landlord has unlimited liability for damage resulting from injury to life, body or health and for damage caused intentionally or through gross negligence. Otherwise, the Landlord is only liable for breaches of material contractual obligations, limited to the foreseeable damage typical of the contract. The Landlord's strict liability for defects existing at the time the contract is concluded (Section 536a (1) BGB) is excluded. The Landlord is only liable for the Guest's belongings in the case of intent or gross negligence. The Landlord is not liable for disruptions beyond their control (e.g. failure of electricity, water or internet caused by third parties, force majeure).

11. Prohibited use and early termination

Bookings are not permitted for the purpose of

- a party or a stag or hen party,
- a celebration with minors without adult supervision,
- a gathering with more overnight guests than booked,
- a commercial event without a separate agreement,
- film or photo shoots without a separate agreement (clause 12) or with content harmful to minors,
- a stay with animals.

If, despite a warning, the Guest seriously breaches these terms or the house rules – or without a warning in the case of serious breaches such as a party or considerable disturbance of the neighbourhood – the Landlord may terminate the contract without notice. The Guest must then vacate the house immediately. The claim to the rental price remains; we will credit saved expenses and income from re-letting. We reserve the right to take legal action in the case of bookings made with intent to deceive.

12. Photography and filming

Gut Stohrerhof is let for private use. Private photos and videos are of course permitted. Recordings for commercial purposes (e.g. advertising, product photos, film productions, social media collaborations) require our prior written consent and a separate usage fee.

13. Access to the house

In rare cases, for example for urgent maintenance or repair work, we may need access to the house or grounds during your stay. We will give at least two hours' notice and agree the time with you where possible. In emergencies (e.g. water damage), immediate access is possible.

14. Data protection

We only use your data to process your booking and your stay. Details can be found in our privacy policy (in German) at www.stohrerhof.de/datenschutzerklaerung.

15. Final provisions

Declarations relating to the contract must be made in text form (e.g. email). German law applies. Should any provision of these terms be or become invalid, the validity of the remaining provisions shall not be affected; the statutory provision shall take the place of the invalid provision.

Appendix: Amenities

Ground floor (Main House)

- Hallway with USM Haller furniture and built-in wardrobe
- Farmhouse Stube with table and up to 12 chairs, masonry stove, 1962 Seeburg jukebox, oil painting by Liebermann and other works of art
- Fully equipped kitchen with dishwasher, oven, ceramic hob, microwave, fridge-freezer, bean-to-cup coffee machine, raclette

for 12 people, toaster, citrus press, kettle as well as crockery, cutlery, glasses and cookware; direct access to garden and terraces

- Lounge (approx. 20 m²) with sofa bed 1.93 × 2.00 m for 2 people, fireplace, shelving wall, two lounge chairs and antique farmhouse cupboard
- Garden Room (approx. 30 m²) with double bed 1.80 × 2.00 m and single bed 0.90 × 2.00 m (3 people), USM Haller shelves and two chests of drawers
- Golden Room (approx. 15 m²) with double bed 1.60 × 2.00 m for 2 people, historic farmhouse cupboard and gilded mirror
- Bathroom with shower, WC and washbasin; washing machine and tumble dryer
- Two stone terraces with garden furniture for up to 15 people and a large gas grill; garden of more than 1,000 m² with two further seating areas

First floor (Main House)

- Bathroom (approx. 30 m²) with rain shower, freestanding bathtub, fireplace, lounge, two onyx washbasins, bidet and separate WC
- Master bedroom (approx. 20 m²) with double bed 1.80 × 2.00 m for 2 people and smart TV
- Dressing room with built-in wardrobes and capsule coffee machine
- Living room with sofa bed 1.80 × 2.00 m for 2 people, fireplace, smart TV and sound system with Bluetooth

Top floor (Penthouse)

- Open living and sleeping space with two electrically extendable double beds 1.80 × 2.00 m (2 people each), fireplace, seating area, Art Deco dining table with 6 chairs and open kitchen with dishwasher, Bora hob, oven, bean-to-cup coffee machine, microwave and fridge
- Two bathrooms: one with WC and wooden washbasin, one with rain shower, separate WC and two wooden washbasins; hairdryer and illuminated make-up mirror
- Washing machine and tumble dryer, own Wi-Fi, Sonos sound system, smart TV; the gable glazing can be opened completely. No balcony, but a private garden area.

Free Wi-Fi throughout the house, three parking spaces, two charging stations for electric cars and charging facilities for e-bikes.