

Holiday house in Rabka, south east Poland, 60 km Krakow, 40 km Zakopane

Holiday House

This holiday house in Rabka is situated on the edge of the spa and ski town of Rabka-Zdroj, in a quiet road.

The accommodation is on 4 levels; there are 3 living areas, 5 bedrooms, a kitchen, two bathrooms, two shower rooms and 2 WCs.

A balcony with table, chairs and BBQ runs along the 1st level affording lovely views over the town and countryside.

Details of the accommodation appear on Page 4

Rabka – ‘the town of the world’s children’

Rabka is a highly unusual small town of 15,000 residents, located on the main route between Krakow and Zakopane, 40 km from Zakopane (25 miles) and 60 km from Krakow (Cracow).



It is built around a large central park with footpaths, cycle paths, tennis courts, playgrounds for children, go-karting and a restaurant.

Traditional horse and trap rides can be taken to tour the central area. There are frequent events during the summer months. A small outdoor theatre is one of the venues for traditional festivals and performances, mostly by and for children.



Rabka also offers 2 indoor and one outdoor private swimming pools, Rabkoland – a permanent funfair, a doll or puppet theatre, horse riding, a museum of the history of Rabka.

There is a good selection of pubs and restaurants if you wish to eat out and indeed with prices being as low as they are you probably won't want to cook anything more than breakfast. The price of a meal at the local pub is just

over £2, including a beer.

Other recommended best buys in the area are dental implants; there is a dental practice in Rabka specializing in these at a fraction of the cost in the UK, or take advantage of prices at the local beauty shops with manicures at about £3, massages and a range of beauty

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treatments on offer. A gift shop sells a wonderful array of large wooden figures such as cats and giraffes to adorn your house at exceptionally low prices compared to the UK.

For everyday needs, there is a small general store a short walk from the house, a small supermarket within walking distance, plus a selection of supermarkets further afield in the town. A taxi home from anywhere in the town costs between £2 and £3. Other amenities: 24 hour petrol station, banks with ATMs, Post office.



During the winter, Rabka becomes a winter wonderland. There are 3 ski slopes in different parts of the town, the first one is just 300m away from the house, plus many others a short drive away, a snow boarding park, lots of places for tobogganing and plenty of snow. An outdoor ice skating rink operates from the 15th December to the end of February. The horse-drawn carriages of the summer are replaced by horse-drawn sleighs in the park.

Numerous fascinating places to visit for day trips including:



the main ski resort of Zakopane with nightclubs, tourist shops and Tatra National Park, the former capital and cultural centre of Krakow with its castle, cathedral, enormous town square and nearby world-renowned salt mines of Wieliczka, the Dunajec river area for pleasant walks (shown above in winter), white water rafting, canoeing, Auschwitz for an historical account of the holocaust.

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Travel

The nearest airport is Krakow. There are several operators that fly to Krakow including British Airways, Easyjet, Ryanair, SkyEurope, Centralwings. Cheap flights are available if booked far enough ahead. It's about a 2 hour flight from London's airports.

The taxi fare to Rabka from Krakow is around £40. If you wish to travel by taxi we can arrange for you to be collected at Krakow Airport by a Polish taxi driver with a 5-6 seater car. Large groups will require 2 taxis or mini bus hire.

Buses to Rabka run during the day from the main bus station in Krakow itself although you would have to get to the bus station first. The bus fare is 9 zloty each (under £2) each way. The journey takes just over the hour. The house is on the edge of Rabka in a cul-de-sac. Although it is possible to walk if you're fit, we recommend that you hire a taxi to take you and luggage up the hill to the house. Best choice is to either rent a car or take a taxi from the airport direct.

There are buses to Zakopane and many nearby towns from this same outdoor bus station. More advice will be sent on booking.

A hire car would enable you to have a much better holiday than relying on buses and is recommended. The roads are generally quiet except in Krakow. The airport is on the NW outskirts of Krakow.

There is a railway station in Rabka itself. The journey by train is 3 times slower to Krakow than the journey by bus, although incredibly cheap. It's a good way of seeing the countryside. Go to Krakow by train and return by bus, or consider it following periods of heavy snowfall. The main roads are very well maintained and kept free of snow except that there may be delays in blizzards.

Weather

As a generalization, summers in Poland are hotter than in the UK and winters much colder. Snowy periods are generally end of December to early March. A quote from a Polish poem states: "days are longest in June, hottest in July, and most beautiful in August".



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The accommodation in detail

The house is fully enclosed by a brick wall with locked gates for the driveway and small gates for people. There is an alarm for added security.

Entrance via front door and 1st floor

The main entrance to the house is via the steps and door to the side of the house.

This leads into a hall with sliding doors to the basement floor and party area complete with bar and open fire.

The main hall with a coat stand has doors to the kitchen, dining/living room and WC,



The small kitchen is fully equipped with an electric cooker, fridge-freezer, dishwasher, microwave, kettle, toaster etc.

There is a small table and 4 chairs for snacks.

The washing machine and tumble dryer are in the utility room in the basement.



The dining room/living room has a table to seat 8 people in comfort, satellite TV, video, a small store of videos, DVDs and boxed games.

A door from the dining room leads through into a spacious bedroom with a king-size bed and en-suite bathroom with corner bath, shower, wc and bidet.



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Access to the balcony is from both the bedroom and the dining room.

On the balcony is a plastic picnic table with chairs, and a BBQ. It's a good place to relax and enjoy the views of the town and countryside.

On clear days it is possible to see Babia Gora – a well know hill and beauty spot in the national park.



Basement

The basement is accessed via a wood-panelled staircase from the hallway (or outside door on this floor).

From this hallway doors give access into the garage and utility room with washing machine and boiler, plus an additional wc.

Another door leads into the tradition Polish 'gorale' or mountain people styled living room with a small bar, stools, table and open fire.

There is a double sofa bed in this room to sleep 2 people.

Shutters and door can be opened for more light and access into the fully enclosed garden.



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Stock your bar with excellent Polish beer, a few of the 50 or so varieties of vodka or the lethal local slivovitsa plum brew.

There is an ancient curiosity of a cassette player for a step back in time. Cassettes are provided or feel free to bring some of your own if you still have any. Be careful with the speakers or you'll be heard in Krakow itself.

This is a great room for relaxing in front of the open fire with a group of friends. Party time.



2nd floor



A staircase from the main hallway leads to the second floor with 2 bedrooms, living room and bathroom.

The comfortable living room has leather sofas to seat 6. There is a TV, DVD player, video, a selection of DVDs, videos, books, toys and games, road maps, guide books (in English and Polish) and Polish/English dictionary.

A door leads out onto a second higher balcony.

The bedroom overlooking the front of the house is a long narrow bedroom with 2 single beds and a child's bed (ok for anyone up to 5ft 8in or 173 cm) in height. This room also enjoys its own balcony.

The third bedroom overlooks the back garden. This has 2 single beds, double wardrobe, chest of drawers, chair and linen basket. Another balcony to this room.

Family bathroom with Jacuzzi bath

The bathroom has a Jacuzzi bath and over bath shower. There is a heated towel rail, vanity unit, bidet



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and wc.

Top floor

2 twin bedrooms with en-suite shower rooms

Both small bedrooms are L-shaped with twin beds, pine furniture, pine floors with sheepskin rugs, centrally heated and with doors leading out onto the balcony. Great views from the balcony.

There is a telescope on the top floor landing for star gazing at night.



General particulars

The house is finished to a good standard, fully double glazed with gas central heating.

- Costs are inclusive of all heating, electricity and logs for the fire.
- Egyptian cotton bed linen on all beds except sofa bed in the log cabin room (although available on request), duvets.
- Fluffy white towels are provided.
- There are a couple of hairdryers.
- You will require plug adapters for your own electrical equipment although there are a few British sockets for recharging mobile phones and computer equipment.

The let is on a self-catering basis. The house will be in a good clean condition for your arrival. We ask that it is left tidy with bins emptied, dishes washed in the dishwasher etc. The price includes laundering of bed linen and towels at the end of a stay.

There is a washing machine and tumble dryer in the basement if you wish to wash clothes or linen during your stay, plus washing line in back garden.

Bring your own laptop for Wi-Fi Internet access.

A selection of toys, sledges and a bicycle are at the house for families to enjoy. Bring or hire ski equipment.

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Top floor landing



One of the en-suite shower rooms on the top floor

The caretaker of the house lives directly across the road. She will provide you with keys on arrival and they need to be returned to her on departure. She will also assist with any problems or emergencies.



Her son creates the most amazing Tiffany style stained glass and amber lamps, mirrors and light catchers. Pop in for high quality souvenirs that will be treasured.

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Check availability

Please phone/email to check availability and provisionally book your holiday before sending booking form.

Tel: 01245 325 273

Email: christina@holiday-lets-poland.co.uk

Tariff

All prices shown are weekly rates for the house and are inclusive of heating, electricity, Internet access, linen and final clean. No extra hidden costs.

Please see details of weekly and short break prices on the web at:

<http://www.holiday-lets-poland.co.uk/holiday-let-rates.htm>

Discounts are offered for long lets of more than 2 weeks or for very low occupancy

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Additional photographs: the house is decorated for Christmas and New Year



Dining room



Log cabin room in basement

There are 2 booklets in the house about the holiday home, Rabka and immediate area, also suggested places to visit, to help you get the most out of your holiday.

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Booking Form

Print this form and send it with your £100 deposit to:

Christina Booth
17 Fennfields Road
South Woodham Ferrers
Essex
CM3 5RZ

Your contact details

Name of Hirer

Telephone Number

Email Address:

Address

Post Code

Mobile Phone Number (if any)

Details of Group

Names of the people in your party (include age if under 18).

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(Times as stated unless otherwise arranged to fit in with flights. We will try and accommodate your flight times where possible)

Approximate Arrival Time : (can be provided later)

Approximate Departure Time : (can be provided later)

Number of nights

Do you require a cot?

There is a high chair at the house plus some baby toys

Deposit of £100 (made payable to Christina Booth)

Balance remaining (must be paid 6 weeks before arrival date): £

Plus refundable damage deposit of £200 from which cost of any phone calls will be deducted. (We have an Internet phone at the house for cheap overseas calls that you are welcome to use.)

Please note no pets allowed. The house is free from pet hair and suitable for allergy sufferers.

I have read and accept the conditions of booking on <http://www.holiday-lets-poland.co.uk/booking-terms-conditions.htm>.

I confirm that all members of the group are aware that they stay at their own risk and that snow cannot be guaranteed.

Signature:

Date:

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Terms and Conditions

Making a booking constitutes acceptance of our terms and conditions outlined below:

1. THE CONTRACT

1.1 The contract entered into is between Christina Booth (The Owner) and the person making the booking (The Hirer).

1.2 The contract is not effective until the required payment has been received and confirmation sent to the Hirer.

2. BOOKING

2.1 Bookings cannot be accepted from:

- a. Persons under the age of 18 years
- b. Parties where the majority of members are under 18 years (except supervised groups).

2.2 The number of persons occupying a property must not exceed the maximum stated in the current property description. In this case, the bedrooms accommodate six or possible 7 if one is a child, plus an additional 2 on sofa bed in the basement log cabin room required.

2.3 The person who makes the booking (the Hirer) will be responsible for all persons included in the booking and should ensure that they are aware of the booking conditions.

2.4 Christina Booth (The owner) reserves the right to decline any booking or refuse to hand over a key to any person who has not complied with the booking conditions.

3. RESERVATION

3.1 Provisional reservations can be accepted by telephone and must be confirmed within 7 days by the receipt of a booking form and the required deposit.

3.2 Provisional reservations will be cancelled after 7 days without further reference.

3.3 To secure a reservation:

- a. Complete all parts of the booking form
- b. Send the completed form together with a deposit of £100 to the address given. Please make this cheque payable to Christina Booth.
- c. Pay the balance by cheque of the cost 6 weeks before the holiday is due to start (it should be noted that reminders are not sent out).

3.4 Bookings made within 6 weeks of the start of the holiday require payment in full at the time of booking.

3.5 A refundable damage deposit of £200 is also required. A refund will be made on confirmation by the cleaner that the Holiday House has not suffered any damage and has been left in a good tidy condition.

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4. CANCELLATION

4.1 Once a booking is confirmed the Hirer is responsible for the total cost of the holiday. It is recommended that travel insurance to be taken out to cover any risks resulting in not being able to take up the holiday.

4.2 In the event of cancellation by the Hirer the Owner will endeavour re-let the self-catering holiday let and if successful may refund any monies paid less any credit card charges (around 5% of any money received). Payment by cheque will be refunded in full.

5. BOOKING ALTERATIONS

5.1 Bookings are not transferable to persons other than those named on the booking form, except by agreement with the owner.

6. DAMAGE, LOSS AND NUISANCE

6.1 The Hirer agrees:

a. That the supervision of children and any adults requiring care, remains the responsibility of the Hirer at all times

b. To be responsible for leaving the accommodation in good order and tidy condition as found otherwise a charge will be levied (damage deposit).

c. To pay for any damage however caused excluding reasonable wear and tear incurred during occupation.

d. To allow reasonable access to the property by the caretaker if it is deemed necessary

6.2 If in the opinion of the owner any person is not suitable to continue their occupation of the property because of unreasonable behaviour, damage or nuisance to other parties, the contract may be treated by the owner as discharged and the owner may possess the property immediately. The Hirer will remain liable for the whole cost of hire and no refund will be due.

6.3 Smoking is not permitted inside the house – plenty of balconies for smoking.

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7. OCCUPANCY

Occupancy shall be from 4pm on the day of arrival to 10 am on the day of departure, unless prior arrangements have been made (The cleaner may have limited time to prepare the property for the next guests and you are asked to respect this). We will endeavour to allow for flexible arrival and departure times to coincide with flights for people arriving from outside Poland whenever possible.

8. DOGS AND PETS

The Holiday House is not suitable for dogs or other pets.

9. DESCRIPTION

9.1 Whilst the Owner makes every effort to ensure the accuracy of descriptions, these are inevitably subjective and are for guidance only. If there are any points of particular importance please contact the Owner to clarify information.

9.2 Whilst the Owner has taken all responsible steps to ensure that the information contained in its brochures, tariffs, websites and advertisements are accurate the owner reserves the right to alter, substitute or withdraw any service, facilities or amenity.

9.3 We appreciate that one of the reasons for holidays in Rabka are skiing. Although the winter season is considered as running from the end of December to the end of March, snow cannot be guaranteed. Guests are welcome to use the log fire but need to be aware that use of the fire and any chopping of wood is entirely at own risk.

10. LIABILITY

10.1 The Owner cannot accept responsibility for any material loss, damage, additional expense or inconvenience directly or indirectly caused by or arising out of the property, its plumbing, heating, electrical services and equipment or exceptional weather. Please note that there are spectacular thunderstorms during hot weather periods in this area.

10.2 No responsibility is accepted for loss or damage of property, vehicles or vehicle contents belonging to the Hirer or any member of the party during their occupancy.

11.COMPLAINTS

11.1 If in the opinion of the Hirer there are grounds for complaint, it is the duty of the Hirer to take it up with Christina Booth immediately or as soon as reasonably possible and in any event before departure to allow remedial action to be taken.

11.2 It is specifically agreed that failure by the Hirer to notify the Owner of any complaint in accordance with the timescale set out in clause 11.1 will entitle the owner to refuse to entertain the complaint, irrespective of its merits.

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12. WAIVER

The failure of the owner to enforce or exercise, at any time, or for any period of time, any term of, or any right pursuant to this Agreement does not constitute and shall not be construed as a waiver of such term or right.

13. LEGAL PROVISIONS

13.1 The construction, validity and performance of this Agreement is governed by the law of Poland and the parties agree to submit to the jurisdiction of the Polish Courts.

13.2 The Hirer agrees that the contract with the owner is made at the owner's premises and that any proceedings between the parties shall be conducted in the County Court nearest to Rabka.



View of front gates and driveway.

Car Hire

A car is really essential for people to be able to get the most out a holiday in south Poland and is better value than relying on taxis, especially for more than 2 people. We have used Budget, Atlas, Europcar and National from Krakow Airport and all have provided a courteous service with no problems. 7 seater cars are available from Europcar via www.travelsupermarket.com.

There is also a local car hire service which we haven't yet used.