

Information for New Chateau des Montes Quies

Services

Water

SAUR - Castellonnes 05 53 72 01 10
Not open daily open Tuesday morning

Water meter - situated to the side of house near downstairs entrance

- there is a faster filling nozzle next to the meter for filling pool or emergency use
- The meter itself is a grey round clock face with numbers on. They all lead left to right.
- You do not need to do a meter reading if you set up with SAUR de mon espace it gives all the details
- We will photograph & send on the day we do handover show round
- There are 3 more water/hose outlets
 - 1 - next to the outside laundry (good water pressure)
 - 2 - outside front of flat 1 under the window (very slow pressure)
 - 3 - by the deep end of the pool behind the railings. There are 2 parts to this tap a small thumb nut/wing nut to turn on the main supply & a ball joint handle to turn on the actual pipe.
- there is currently a curl pipe on - effective but very prone to degradation of sunlight

ELECTRICITY EDF Energy

- Mains 3 phase -
- Mains Electrical box - top of basement stairs Large white cup board
- Several fuse boxes - all points are named
 - there is a Diagram and fuse explanation in Information document file.
- Linkey meter - a Reading will be taken at 0000 hrs on 15th October
 - you need to ask them for your account to be started
 - You will need to read PRM reading on linkey meter

WATER HEATERS

- Each Area has its own heated water tank The location of these are as follows
- main kitchen, Downstairs toilet, Laundry room shares with basement

The boiler is situated in the corner opposite the kitchen shower room. There is a timer switch available for use if you choose.

Flat 1, 2 & 3

On the outside wall (inside) there is a grey box with fuses.

Each water heater fuse ~~box~~ switch is marked up is on down is off.

NOTE Flat 3

Timer available on all

F3 timer

there is an additional switch at the end of the row must be set to the middle ie

Do not change this otherwise no hot water



- Flat 4 - timer available under the main staircase middle floor (stairs with batten) Also marked up on down off

• Flat 5 and master bedroom - in dark wardrobe at the bottom left side - 2 switches marked - timer available

Timer

Fires

Mayor for wood.

◦ Dining room - wood fire

dried wood is kept under the terrace next to tractor - this is ready for use

- we bought a small 4 wheel trolley to move large quantities it worked well -

Beware if you pile wood outside front door you are likely to have mice or kerots coming into the house for warmth & shelter.

- any wood moved needs to be covered if left outside

- fire lighters there is a small lever to top & bottom of fire to start the top one needs to be on + this is to allow air to be pulled up the chimney the bottom one on the - to stop too much air being lost - once hot switch then opposite way top - bottom +

- fire lighters 2 or 3 plus dried sticks and a couple of small dry logs will allow it to start, when there is a small but functional fire going put on large plank / turf let it burn slowly

- on top of the fire is a small black fan - this will start to move once the fire is supplying heat upwards. The fan will blow the heat up and around improving efficiency.

- the Ashes need to be taken out approximately every 2 days
* the glass needs washing daily

◦ Living room

Pellet burner

- relatively easy to use - the main electrical on a power is situated behind to the right - you need tongs to make fire work. if not coming on check power cable is plugged in as it is easy to unplug when hoovering.

- once green button is on press & hold the start button at top. the temperature can be raised or lowered.

- Ensure you fill the pellet hopper regularly. At least every 2 days depending on usage.

- There is a manual for full instructions we have not yet managed to understand it fully

- turn off by the on switch holding until says - closed
- once no more noise from machine turn off green button as it appears to be on a timer for 6.30 Pto

The ash catcher is very small but there is little waste & needs emptying every few days.

- When returning the ash collector you will have to use a brush to clean out where it sits, even the smallest dust can stop it sitting properly

- the Door needs cleaning after every use.

Easy clean pointer wet a cloth dab it in ash and use that to clean off the dirt - finish with a clean wet cloth.

Waste

There is no waste collection at the chateau

There is an expectation to recycle.

The recycling bins are at the base of the drive 2 fields along.

In the central kitchen

there are 6 recycling tubs

- glass
- cardboard & paper
- plastic & tins
- kitchen waste

* note the community is hot on kitchen waste going into compost on their land

- there is a compost bin in the grounds.

NB - Food should not be flushed into the toilet as it is bad for foss breakdown.

Cooker Main kitchen

- Rings at the top are gas supplied by a gas cylinder
- there is a very large ring on the left that can be lit and used for slow cooking or ring removed we used for large wok pan cooking
- There are 2 under cooker draws for flat tins or pans
- There are 3 Butane gas cylinders
 - 1 - in furthest cupboard next to cooker, this one is attached to & supplies the cooker
 - 2 next to cooker
 - 3 attached to BBQ outside - it may be pertinent to ensure it is off and bring it in for winter

spares & services for cook

We have used GITEM 05 53 20 2400
Very helpful fast, usually have spares or will try to source them. MIRAMONT.

NB Left over fan - fast cook R oven no fan - very slow cooking

Cooking Basement Apartment

ALL Electric

- Small stand alone - top ^{radiant} induction so be careful of saucepans you use
 - cooker under acts as a grill or a cooker - This has never been used
 - there is an under cooker draw for flat cooking items/pans
- 2 stacked electric ovens - put in, in case of caterers needs
 - Both the same
 - grill at the top
 - oven 4 both on is an oven

NB if cooking move oven shelves to centre to avoid burning.

see over for both microwaves

Microwaves

- upstairs kitchen functions for right blue defrost to left black cook
you can open the door during cooking as the timer stays the same.
to turn timer off open & close door twice or twist smaller knob.

- Basement - is a convection oven / microwave - I have never used this & do not have the information. It may be available on the internet.

Foss Septique

- The house has 2 foss septiques
 - the one under the terrace serves Northside of property
 - the one outside the basement back door services Flat 5, master, kitchen, basement

NB this side is prone to get greasy & when emptied the grease traps needs a good clean

- Once weekly both sides of the house needs a foss activator. Paquetes available in Dix or some general shops.

Diy

- There is some foss powder available - We put it into flat 1 toilet and the basement

- Both foss have been emptied in last 2 years (receipts in book)

- It is important to use 2 ply toilet tissue luxury tissue blocks the foss PQ

We used cantiran tel 0553 634901 to empty the fosse

Swimming Pool

- 2 cut offs - electrical

- ① primary is at main circuit board - cut off at the main circuit also winter
- ② At the pool room pump.

• Pool installed by Eric & Phoebe Bramwell

Telephone 0606459496

For advice on opening or closing the pool or can put you in touch with people who can keep the pool running

• Pool lights are switched on & off just inside the pignonierre

• To comply with french law the pool must be surrounded to stop children in, therefore gates at each side must be closed when the pool is not in use. The thicket & brambles round one side provide sufficient defence.

Terrace Lighting

• The main small lamps located on the walls are turned on outside the office with a waterproof switch.

• The festoon lighting switch is the far end of the terrace outside guest Laundry. Again a plastic covered switch. The electricity for this is in the laundry - it shares the 4 block for refrigerator / freezer.

IV B Unusual Quirks

The large white fridge in the kitchen is fed all the way through to an opening in the basement ceiling attached to a black extension lead. These cables are labelled

TV Ariel

- The main Satellite ^{dish} box is ~~in the garden~~ ~~to the left~~
- The main switch on/off for all boxes signals is in flat 3 marked ~~IS NOT TURN OFF~~

Installed by chris wilkinson 0698663215

Tractor Mower

Make Cub Kadet

~~Serviced by Tomlin et Pils~~

~~4/1400 LAU2411~~

~~Tel 0553760343~~

Serviced during the summer season 2024

Letter Box

Situated at 2nd big fir tree to left on way up drive.

Wooden box

Telephone

As explained we have no telephone line or internet cable

The line to the house number is 0981713717

There is fibre broadband brought as far as the road but no further. I believe VioLine has that in hand

General Information

- Wood for fire by local farmer Guelle
contact him via Marie Mayor 0553 368217
- pellets for wood burner - general supermarkets
- pool chemical, spares, advice Cesh piscine Bergerac
Tel 0582 884 546 multi action tablets.
- Dechettes
47330
Castillonnes
main department 05 5349 5580
- Doctor Hamiti
Centre de Sante 47330 Castillonnes
0532921634
Rendez vous en ligne
- general food shopping
intermarche
212. Rte de Pompjac, 47330
Tel 05 53 36 84 71
Castillonnes
Mondul - Castillonnes
- Amazon drop off point
Au Rébéquet
47800
St Ardoux - Issac
Tel 0553938902
- Fresh bread Croissants
in centre of town at Castillonnes
- Marie 0553368217
- Farmer next door Markus Pons - contact
call in or drop a note.

PISCINE

to use pool cleaner

Prepare - long handled pole
- cleaning head
- blue hose

Remove 3 baskets from side of pool
in ① + ③ use bung/tile to cover the
out hole under basket

- place blue hose onto the cleaning head
- put into pool & remove air by holding
hose under water.
- Fix the handle so can't slip into pool

Pump room - turn off pump

close 1 3 & 4 valves ie \leftrightarrow 1&3 4 \updownarrow

turn on pump

At pool - Keeping air out of blue tube by
placing hand over the end put free end
of blue hose into 2 outlet hole (under
basket)

* you should see blue hose wriggle like a snake
& feel the head of cleaner suck to bottom of
pool

Methodically clean the pool.

When complete - remove cleaner end on pole
pull other end of hose out 2.
remove bungs/tiles & replace all baskets

Pump room

turn off pump open all valves * must flush
after cleaning pTO

Back flush

to flush pool

- stop pump
- close valve 5
- open all others

move handle on black pump next to sand filter to flush - V pointing directly at left wall on entry to pump room

Turn pump on watch clear filter window until runs clear

once clear - turn pump off

turn black handle to 9 o'clock rinse

turn on pump - flush 2-3 mins

Turn pump off

turn black handle to the 12^o position

open All valves

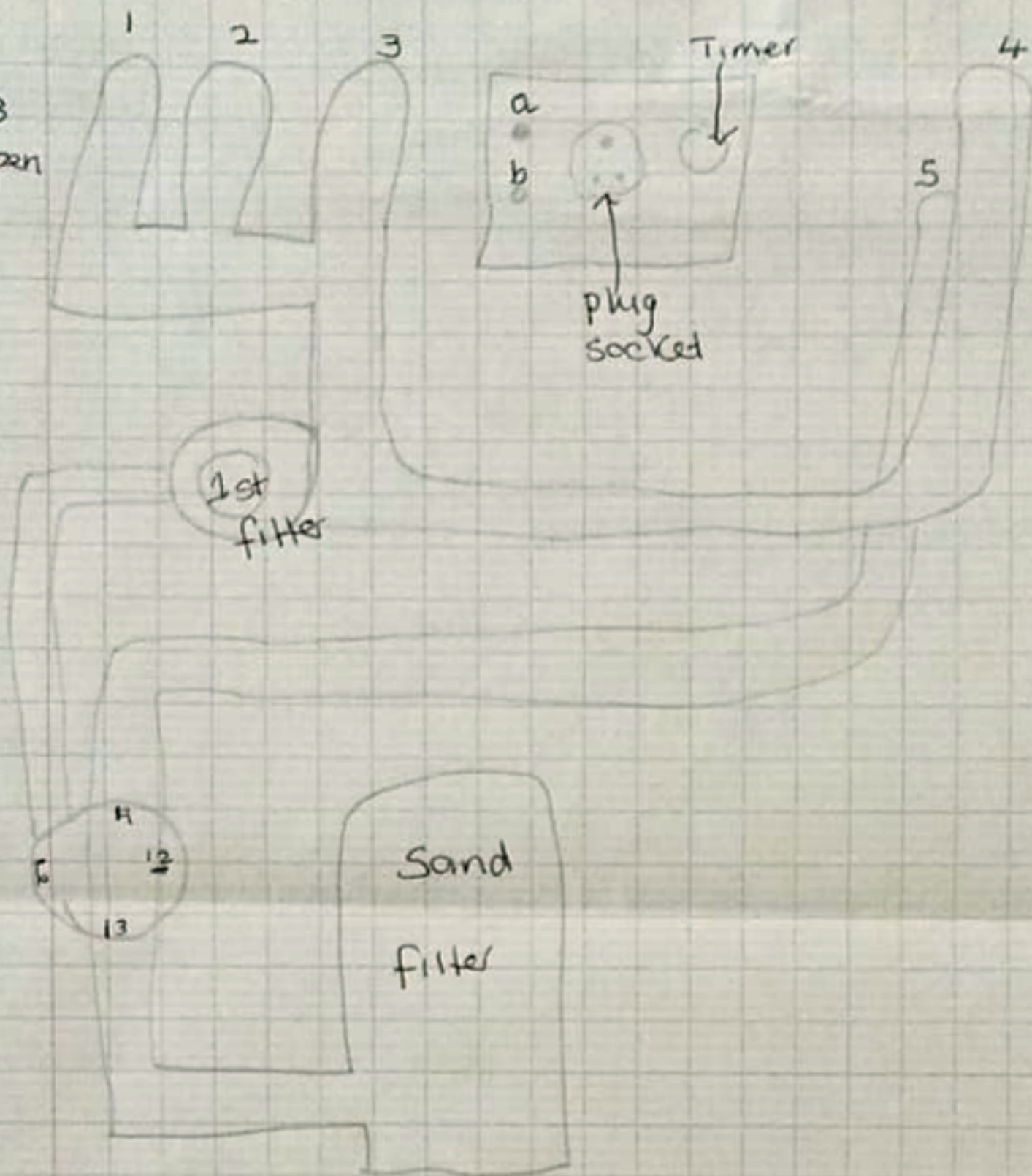
Turn pump onto on or timer

FRANCE legal 2 yr guarantee bought 11/1/2020

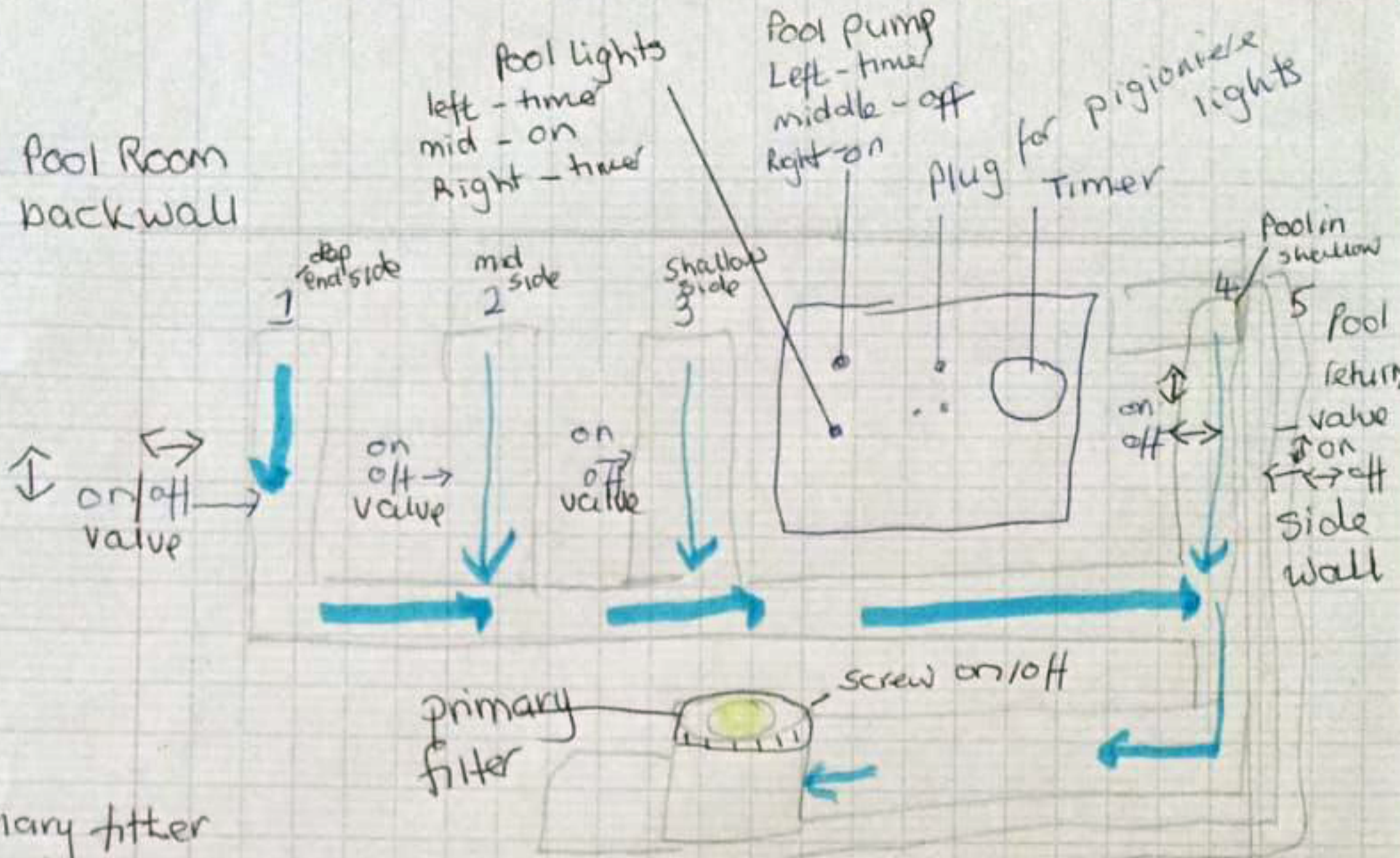
guarantee finish 2022

Back wall

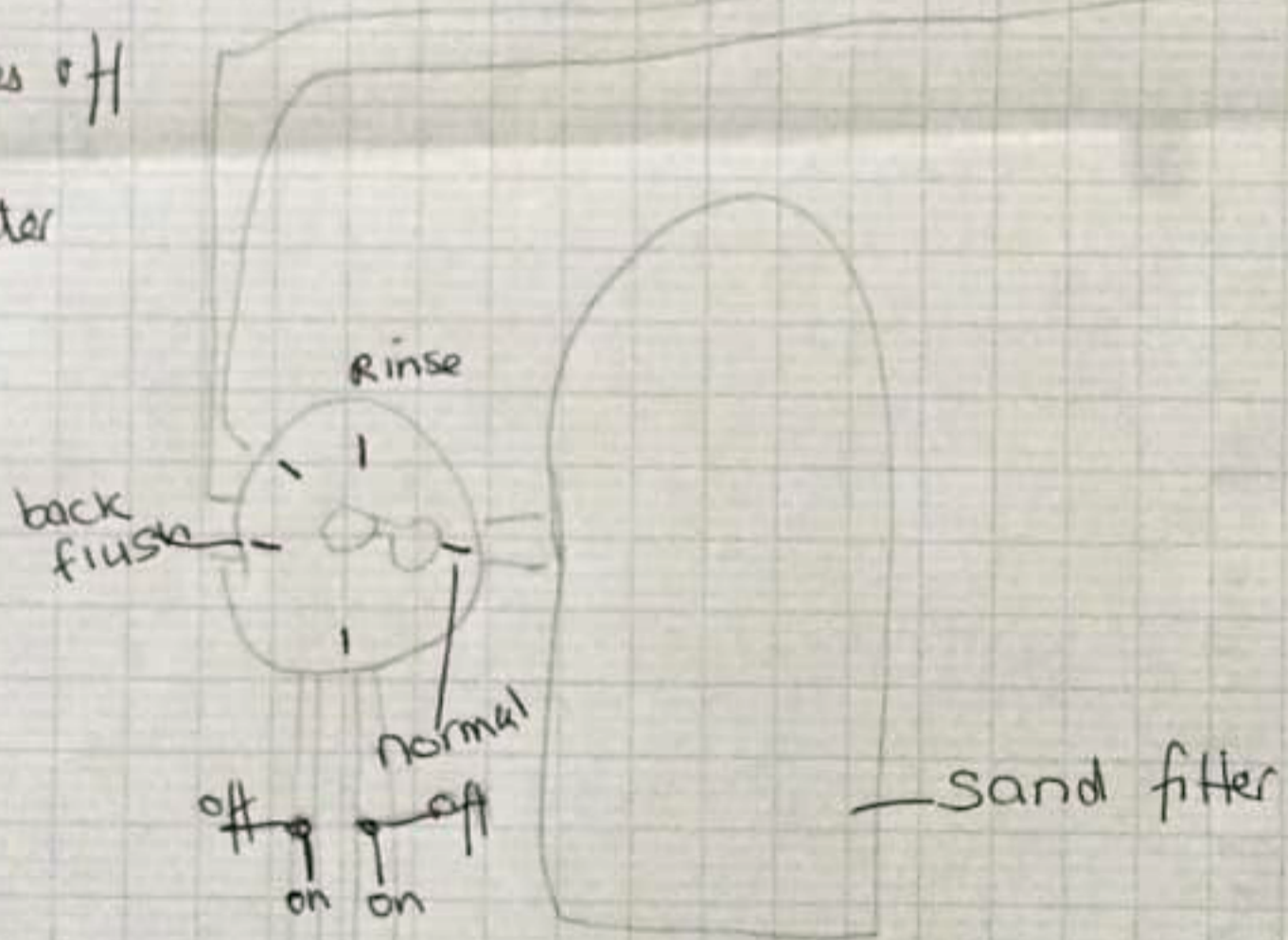
● 1 2+3
Valve ↓ open
↔ closed



Pool Room
back wall



Primary filter
cleaning
Turns all valves off
remove lid
wash in clean water
replace O ring &
tighten closed



To use pool cleaner
1 3 4 closed ↔
2 + 5 open ↓

grey/black pipes to hull
solar heating

block off 1 + 3 filter holes under basket cleaning head
put pool hose into pool
on ← attached to long net handle
once air out cover end of pipe ←
place in no 2 basket hole