

Kiyomizu House & Mitsuba House Lodging Plans

Vacation Home Rental	Details	Fees	
◇ Groups	Family & Friends Vacations, Corporate Retreat, Regional Tour, Ladies' Retreat, Sports Teams, one + night plans		
◇ Fees	Include tax, Same year-round, even during peak season & holidays, 0~1 year olds free, Children & adult fees are the same, All guest who use the property pay a nightly fee even if they leave early		
Vacation Villa 「Mitsuba House」	Nightly fee, Set up to 4 bedrooms, 1~12 guests 【Size】 House → 144㎡. Yard & parking area → 370㎡ 【Bedrooms】Note: Tatami rooms can be used as bedrooms or living rooms depending on set-up requests. ① 6-tatami mats → 10㎡ 108ft ² : 1~2 futons + table. Adjacent sunroom with table, low sofa, picture books and toys. ②&③ 8+8-tatami mats divided by removable sliding doors → 26㎡, 1~8 futons + table. Adjacent sunroom with ping pong table, reclining chairs & ottoman for 2. ④ Western bedroom → 15㎡, King bed, crib, table for 2, desk, wardrobe 【Other rooms】Kitchen with access to backyard, living-dining room, spacious entry hall can be used as play area or living room, vanity washbasin laundry area, bathtub shower room, washlet WC room, and corridor for towels and amenities. 【Backyard】Covered terrace with mosquito netting, tables and chairs, patio and play area. View of garden, valley and sawtooth shaped Mt Myogi and Mt Asama, which looks similar to Mt Fuji. 【Parking Area】Up to 10 vehicles. Short bus OK.	1~4 guests	¥ 48,000
		5~12 guests	¥ 12,000/guest
Vacation Villa 「Kiyomizu House」1F & BBQ Terrace	Nightly fee. Set up to 5 bedrooms. 1~16 guests 【Size】 Dining/Kitchen + 7 rooms 168㎡. Terrace, play and parking area 500㎡ 【Bedrooms】4 connected 8-mat rooms, up to 4 futons per room, 2 air conditioner/heater wall units (1 per 2 tatami rooms), sliding doors between two rooms can be removed to make one or two large, 16-mat "family rooms". When futons are not set up in these rooms, they have low tables and cushions and can be used as living rooms. 【Other rooms】Kitchen/Dining room, 18-mat living room area (Can put up sliding doors between the two rooms to make a 5th bedroom), entry play room, corridor around the tatami rooms, sink vanity/laundry room, bath/shower room, 2 washlet toilets, 1 men's toilet. 【Garden】2 covered terraces, 8 patio tables, 24 chairs, artificial grass and gravel play areas, safety gate, paved parking area. Can park up to 10 vehicles. Small micro-bus OK.	1~4 guests	¥ 48,000
		5~16 guests	¥ 12,000/guest
Vacation Villa 「Kiyomizu House」 1F, 2F, BBQ Terrace	Nightly fee. Set up to 7 bedrooms. 1~24 guests Use of 1st & 2nd floor. No plan for only 2nd floor use. 2F: 1~8 guests. 13y minimum age. Access from exterior staircase. 【Size】 Kitchen/Dining + 12 rooms, 290㎡ 3,100ft ² . 【Yard】 Terrace, play and parking area 500㎡ 5400ft ² 【2F Bedrooms】 Western bedroom ① "Prince Room" 1~4 guests Queen bed, single bed & single trundle Western bedroom ② "Princess Room" 1~4 guests Double bed, single bunk beds 【2F Rooms】Livingroom with coffee/tea bar, sitting room, shower room & vanity sink, washlet WC. Optional meeting room.	1~4 guests	¥ 68,000
		5~24 guests	¥ 12,000/guest+ ¥20,000
Meeting Room & Equipment	Corporate and academic meetings, or for space for families and friends to play games or watch movies! Meeting Room ① or ② 【Meeting Room ①】Max 12 guests. 2F, adjacent to the living room. 23㎡ 250ft ² Furniture: 4 conference tables, 15 conference chairs, podium, 2 bar stools 【Meeting Room ②】1F, 18-tatami mat living room, 5 low tables, 24 cushions 【Equipment】40-inch monitor with adjustable height stand and HDMI cable, white board, entention cords and other office supplies	¥ 5,000/day	
Special Plans	Description	Fee	
◇ Purpose	Business or academic trips and retreats. 2+ night stay.		
◇ Lodging	Kiyomizu House 1~16 guests → 1F use, 17~24 guests → 1F & 2F use. Groups less than 16 guests who choose to use the 2F pay an extra ¥20,000 /night. This fee is waived for university retreats when the students sleep on 1F and the professor sleeps on the 2F.		
◇ Guests	Adult accompanied junior & senior high age and older.		
◇ Booking dates	Not possible during the New Years, Golden Week, Obon holidays, and 3-day holiday weekends		
◇ Fees	Extra ¥1,000/guest fee for Saturday night stays.		
◇ Lodging plan	The plans described below are the basic policy. If you have any other requests, please inquire.		
Academic & Corporate Retreats Business Trips	2 nights, self-catering Fee per night, per guest	6~9 guests	¥ 7,500
		10~16 guests	¥ 7,250
		17~24 guests	¥ 7,000
	3+ nights, self-catering Fee per night, per guest	6~9 guests	¥ 7,000
		10~16 guests	¥ 6,750
		17~24 guests	¥ 6,500

Amenities & Services

- ◇ As a specialist in group vacations, we observe the needs of our guests and have been continuously improving our amenities and services since we opened our doors in 2016.
- ◇ We encourage our guests to communicate with us before and during their stay in order to assure all of their needs are met.

Comfort	<ul style="list-style-type: none"> ◇ High-quality temple carpenter wooden construction. The wood, tiles and stucco make for excellent natural insulation. ◇ In order to preserve these historic buildings, and ensure the comfort of our guests, the owners diligently clean, dust and do humidity control, completely dry the futons between usages, and aim for zero mold and insects. The image of a stay at a traditional home is the opposite, so guests are pleasantly surprised at the pristine cleanliness and fresh air and bedding. ◇ In the garden, we plant herbs and flowers that insects dislike, and at the terrace use low, romantic lighting and traditional mosquito coils, and have mosquito netting. In case a guest does get bitten, there is "kinkan" medicine for immediate relief. ◇ Good air quality is maintained through regular ventilation and the use of powerful Dyson air purifiers. 	
Summer Comfort	<ul style="list-style-type: none"> ◇ Timber structure which absorbs heat makes for a "natural air conditioner". ◇ The sunroom corridors provide an extra layer of insulation. Escape air conditioning, open the windows and enjoy a natural reprieve from the summer heat. ◇ Of course, there are wall unit air conditioners (Mitsuba: 4, Kiyomizu 1F: 2, Kiyomizu 2F: 4), wall and ceiling fans as well as portable fans. 	
Winter Comfort	<ul style="list-style-type: none"> ◇ Your vacation home is cozy warm at check in, and there are heated tables with comforters and portable heaters for the WC and vanity areas. Powerful gas heaters help ensure guests stay comfortable throughout their stay. ◇ Outdoor kerosene heaters are provided for groups who choose to grill during chilly weather. 	
Amenities	◇ Bath towels, face towels and onsen bags for going out. Tooth brush and tooth paste. Shampoo, conditioner, body soap, face wash, body lotion, hair dryer, cotton pads and swabs, sanitary supplies, first aid kit and more.	
Entertainment & Play	WiFi, TV, ping pong table, board games, cards, UNO, origami paper and instruction booklets, paper and crayons, Japanese and English picture books, puzzles, bubbles, ring toss, badminton, balls and other indoor and outdoor playthings.	
Bath	<ul style="list-style-type: none"> ◇ Gunma is known for its healing mineral hot springs, and we are so lucky to have wonderful day spas near Kiyomizu and Mitsuba. For ease of our guests going to the spas, we provide a cloth "onsen bag" with a bath towel, face towel, toothbrush and plastic bag for wet items. ◎ 9min walk from Kiyomizu House: Misato Onsen Maneki-no-Yu spa and restaurant. 7am~11pm, hourly rental of private room with bath, tatami and low tables for eating and karaoke machines available. ◎ 4min drive from Mitsuba House is the historical Isobe Onsen riverside village. Free outdoor footbath. Sweets factories and gift shops. Megumi-no-Yu mineral spa, restaurant & by appointment sand bath spa. 9am~9pm ◇ Kiyomizu has a family-style shower room/bath on the 1F, and a single unit shower room on 2F. Mitsuba has a family-style shower room/bath. Baby chair and toys available. 	
Family Vacation Amenities	Baby goods: High chair, changing pad & diaper pail, children's plates and eating utensils.	
	Baby bed or futon, sheets, blanket and baby bath towel set	¥1,000
	Baby pool: 122cm x 122cm x 30cm, toys and towels	¥1,000

Meals

Self-Catering Take-Out to Eat In	Pots and pans, cooking utensils, tableware, silverware, glassware. Refrigerator/freezer, stovetop, microwave oven, toaster oven, rice cooker, coffee maker, kettle, and more. Cooking oil, salt, pepper, saran wrap, foil and other small cooking items	込み
	BBQ party: Gas BBQ grill set up and clean up. Terrace, table and chairs set up. Outdoor tableware & cups, cooking utensils and oil. Outdoor heater for cold-weather grilling. Mosquito repellent coils and insect bite medication. Guests	2~4guests → ¥5,000 5~24guests → ¥1,000/guest
	Clay pot "nabe" party: Gas burners, pots, utensils and dishware set up. Guests provide their own ingredients.	2~6guests → ¥2,000 7~24guests → ¥300/guest
	Takoyaki party: Electric takoyaki grills, oil spreader and picks. Guests provide their own ingredients.	
Delivery Catering ◎ Kiyomizu House only ◎ Not during peak seasons ◎ Meals prepared by local chefs ◎ Owner set up & clean up	Breakfast: Western or Japanese style	¥1,500/guest
	Lunch: Japanese or Chinese cuisine	¥1,500/guest
	Dinner: Japanese or Chinese cuisine	¥2,000/guest

Policy

- ◇ The following are general lodging policies we've found are most helpful for our guests to be aware of.
- ◇ For a detailed description of our House Manual, please see the MRS Gunma webpage:
<https://www.mrsgunma.com/kiyomizu-mitsuba-house-manual>

Vacation Villa	<ul style="list-style-type: none"> ◇ Completely private. Limited to one booking per night. Only registered guests of one group at a time are allowed on the property. ◇ During the guests' stay, the owners are always available for support. For Mitsuba House, the owners are nearby. For Kiyomizu House, the owners stay in a private 2F room separate from rooms used by guests.
Check in & Check out	<ul style="list-style-type: none"> ◇ In person check in from 3pm and check out by 10am ◇ Inform the owners of your expected arrival and departure times before your check in day, and contact them if there are any changes. ◇ No hourly booking. If you want to use the facilities before check in or after check out, an additional night must be booked. ◇ Cash deposit of ¥10,000 is collected at check in, and returned at check out if no additional fees were incurred.
Guest List	<ul style="list-style-type: none"> ◇ According to the Minpaku Private Lodging Act, a guest list including each guest's name, address and occupation must be prepared by check in. ◇ The guest who booked will receive a link to an online form a few weeks prior to their stay for providing the guest list information and other requests for how you would like the vacation home prepared. ◇ As the homes are not registered as event facilities, day rental is not an option. If a guest needs to leave early, that is up to the guest, but they still need to be registered as an overnight guest. Discounts or refunds will not be granted in this case. ◇ Unregistered guests should refrain from entering the parking and terrace areas and going into the home. If there is a last-minute addition to the guest list, please inform the owners as soon as possible. ◇ If unregistered guests show up without us being notified in advance, they are expected to pay the lodging fee + ¥2,000
Requests for Villa Set Up	Since it is a large, private Japanese-style villa, the rooms can be set up in a variety of ways. Through requests on the online Guest Information Form, we can remove or add sliding doors, set up tatami rooms as living or bed rooms, set up futons and bedding, towel sets and onsen bags, terrace and home party goods and more.
Cleaning	<ul style="list-style-type: none"> ◇ We have a unique style that combines services found at hotels & ryokan inns with private holiday home rental practices. ◇ Guests are free to bring take out and groceries to prepare and enjoy meals in the home and on the terrace. We ask that guests clean up what they have used and wash dishes well with warm, soapy water. We will dry and put them away for you when we come for a daily cleaning or after check out. If guests need to put evening dishes away to make way for breakfast, please try to make sure they are fully dry and try to put them back where you found them. ◇ Garbage: There are recycle bins for PET bottles, glass and aluminum cans. All other garbage can go together. There are garbage bins throughout the property and on the terrace. ◇ Bath towels: Put wet towels in the laundry bins, and hang the bags on the racks. ◇ Futons & bedding: Leave as is at check out. No need to take off sheets, fold or do anything. Leave the work to us! ◇ For multi-night stays: Please let us know the time you would like us to come and we will come in while you are off for the day to take out garbage, freshen towels & onsen bags, put away dishes, wash the sink/shower/bath/toilet, ventilate. This usually takes about 2 hours. We also change sheets every three days or so for longer stays. ◇ Cleaning and disinfecting items: Air purifier, alcohol spray, soap, disinfectant cleaner spray, wet tissues, paper and cloth towels, broom, dust pan, vacuum cleaner and more. ◇ Laundry: Washing machine, detergent, gas drier. Available for use 24h. ¥200/load contribution appreciated
Parking	Let us know how many vehicles you will be using. Unregistered guests/vehicles should not come onto the property.
Keeping the Peace for our Neighbors	Guests are free to talk indoors any time, as long as it is not so loud that the neighbors can hear it. Please refrain from talking loudly outside, and refrain from conversations outside during our designated quiet hours of 9pm~7am.
Smoking Area	Designated smoking area at the terrace. Refrain from smoking and e-cigarette use in or near the house.

Booking Policy

- ◇ We only accept direct bookings from residents of Japan. If you reside overseas, please book through one of our online travel agency partners (Expedia, Booking, Hotels, Rakuten, Yahoo!, Agoda, Trip)
- ◇ If you would like to make a direct booking, please do so via a phone call or online form. We will provide the estimate. Once payment is confirmed, the booking becomes official. If another group books in the meantime, we will contact you right away.

Cancellation Policy

14 days prior ~ check in day → 100% payment

15~30 days prior → 50% payment

30+ days prior → 15% payment

※ For entire or per guest cancellation

※ Bank transfer fees paid by the guest

※ Policy for direct bookings only. For bookings through an online travel agency, please refer to that company's policy.

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Vacation Villa "Kiyomizu House"
 〒370-3105 Gunma-ken, Takasaki-shi, Misato-machi Nishiakiya 707-2
 Next to Misato Town Hall, Community Center. Neighborhood parks & onsen. 30 min drive to Mt Haruna and Ikaho.
 Google Maps: <https://goo.gl/maps/aVBnjVzWE94qjY4N6>

貸別荘「みつ葉邸」
 〒379-0224 Gunma-ken, Annaka-shi, Matsuida-machi Hitomi 631-1
 Nearby Isobe Onsen riverside village, Mt Myogi 10min, Karuizawa 40min by car
 Google Maps: <https://goo.gl/maps/gBZmfELBySUd2ar98>

