

# Maison Blanchard

Region: Rhone-Alpes Sleeps: 16

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## Overview

Maison Blanchard was built in the 1870s and has recently undergone an extensive programme of renovations. This warm and welcoming home sits on the shore of Lake Annecy, one of Europe's cleanest and most beautiful lakes, meaning you have access to a range of water sports, lake swimming and idyllic lakeside villages and towns such as Annecy.

Spread over three floors and sleeping up to 16 guests, this is a wonderful place to stay with your extended family or with a few other families on a special trip to the South of France. The villa offers spacious living and dining rooms, 7 well-appointed bedrooms and plenty of outdoor space for everyone in your party.

This historic house is decorated and furnished with the highest quality furnishings and materials throughout, from the solid wood floorings with underfloor heating to the designer wallpapers. Everything in the home has been carefully thought out to create an elegant yet inviting home from home. Whether you are visiting in the height of summer or during the cool winter months, Maison Blanchard is the perfect choice year-round.

On the ground floor, you will find the living spaces; there is a large living room with sofa space for everyone, gathered around an open fireplace and a 50-inch flatscreen TV for watching films together in the evenings. This room is also a great place for the kids to hang out as there is a library of DVDs and a Wii console to keep them entertained. Winding around the corner, there is a dining room with a vast table where you can dine together overlooking the garden, this room also has more sofas where you can enjoy a drink after dinner. The kitchen here is high-end and fitted with everything you could need for preparing meals, snacks and drinks including an ice maker and a coffee machine.

If any of your party struggle with stairs or just wish for a little privacy away from the rest of the group, one of the bedrooms is set on the ground floor. This room offers a king-sized bed, access on to the garden and an en-suite bathroom, all you need for a restful night. The majority of the bedrooms can be found on the first floor of the house; there are five bedrooms on this floor, four of which have king-sized beds and en-suite bathrooms. The remaining bedroom on this floor is a bunk room where four children can sleep, the kids will love this room as they can have a sleepover every night!



The icing on the cake is the final bedroom which is nestled on the third floor in the vast attic. This suite is a tranquil retreat with a king-sized bed, a sitting area and a freestanding bath in the bedroom. There is also a contemporary en-suite bathroom.

Outdoors, the house is enveloped by a lawned garden with a large dining table and an outdoor living space with comfy sofas. Just outside of the garden you will see the glistening water of Lake Annecy which you can gaze over from the 50m2 deck or from the enticing hot tub. This sun-drenched east facing garden is a lovely place to relax, as you flick through your favourite magazine, the children can run around and play a game of football using the football nets. Maison Blanchard enjoys an unrivalled location just a few paces away from the lake. If you wish, you can make use of paddleboards and kayaks to get out on to the lake straight from the house's deck. If you would prefer a swim, simply take a dip in the clear and calm water by utilising the steps in to the lake. Close to the villa you can also find a wider range of water sports and boat trips.

If you would like to wander around one of the many nearby villages and towns, there are plenty to choose from! The little village of Saint-Jorioz is 8km away or you can visit the medieval town of Annecy which is 16km away and is packed with amenities and historic attractions.

## Facilities

Villa/House • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Restaurant • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Outdoor Games • Heating • Cot(s) • High Chair(s) • Toys • Parking Space • Waterfront • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room with large sofas, fireplace and 50 inch TV
- Fully fitted kitchen with oven, hob, fridge freezer with ice maker, dishwasher, microwave, toaster, kettle and coffee machine
- Dining room with table seating 14
- Bedroom with king-sized double bed and en-suite bathroom with shower, sink and WC
- Guest WC

### First Floor

- Bedroom with king-sized double bed and en-suite bathroom with bath, shower, sink and WC
- 3 x bedrooms with king-sized double beds and en-suite bathroom with shower, sink and WC
- Bedroom with 2 sets of bunk beds (suitable for children) and en-suite bathroom with shower, sink and WC

### Second Floor

- Loft suite with seating area, kitchenette, king-sized double bed, freestanding bath and en-suite bathroom with shower, double sink and WC

## Outside Grounds

- Private garden with lawns and trees
- Lakeside hot tub (heated using fire wood)
- Lake front deck
- Outdoor sofas and armchairs
- Al fresco dining table seating 8
- Sun loungers
- Pétanque court
- Football nets
- Barbecue
- Electric car charging port
- Parking for 6 cars

## Facilities

- Wi-Fi
- Air-conditioning (six upper floor bedrooms only)



- Portable air-conditioning unit (ground floor bedroom)
- Open fireplace
- Flatscreen TVs
- Cable, Satellite TV and Apple TV
- Sonos sound system
- Ipad controlled heating and lighting
- Security system
- Wii console
- DVD library
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers
- Children's toys
- Children's books

## Location & Local Information

Located just a stone's throw away from Lake Annecy, in the picturesque Rhône-Alpes area, Maison Blanchard offers an idyllic place to stay in France's South-East with your nearest and dearest. Whether you wish to spend your time here swimming in the lake and enjoying long hikes, or if castles and café culture are more your thing, there is so much to see and do within easy reach of the home.

If you own a boat or decide to rent a boat while on holiday, you will be happy to learn that the villa can be reached from the water as the mooring and the private lakeside deck are just a few steps away from the house. You can also use the deck to head out on paddleboards or kayaks which are available on site or swim in the refreshing, perfectly clean water. There are many more opportunities to get out on to the lake, these include visiting lovely lake beaches, the nearest of which is 600m away from the villa. If you enjoy water sports there are a wealth of water sports centres around the lake where you can try canoeing, sailing, water skiing, diving and hire pedal boats.

If you would rather keep your feet dry, there are endless walking and hiking routes nearby, through the rugged hills and scenic wooded areas. If you are up for a challenge, why not spend the day hiking around the whole lake, this 38km walk offers incredible views all the way round. If this is a bit much, there are lots of smaller trails such as the Sainte Catherine Cross Loop which is a gentle, shaded walk of just over 3km.

While many visitors head to the South of France in the summer months, the Rhône-Alpes is of course also a fantastic area to visit for those interested in a ski holiday. If visiting in winter, the open fireplace and the bubbling hot tub will be amazing to come home to after a day on the slopes. There are 6 ski resorts in driving distance of Maison Blanchard including The Semnoz which is 30km away. This family friendly resort offers skiing, snowboarding, sledging and snowshoeing and has a great range of cafes and restaurants.

Aside from all of the natural attractions and sporting opportunities nearby, Lake Annecy is also surrounded by some splendid towns and villages. There are a number of shops and restaurants dotted around just a few kms from the home and a selection in villages such as Saint-Jorioz which is 8km away and Menthon-Saint-Bernard which is 13km away.

The main town in this area is Annecy, a postcard-worthy, medieval town which is 16km away by car. Annecy is packed with shops, cafes, bars and restaurants so is somewhere you are likely to visit a number of times during your holiday. The old town here is truly stunning and has a picturesque canal running through the middle of it, earning the town the nickname "The Venice of



the Alpes.” While here you will never be short of something to see or do; Château d’Annecy, a gorgeous hilltop castle and Le Palais de l’Île which is a 12th century palace are both must-see attractions. After a busy day, you should stay in Annecy for dinner, the town showcases a delicious mix of French and Swiss cuisine plus some brilliant ice-cream shops and patisseries if you have room for dessert!

### Local Amenities

Nearest Airport	<b>Chambery (60km)</b>
Nearest Airport 2	<b>Geneva (64km)</b>
Nearest Town	<b>Doussard (2.5km)</b>
Nearest Restaurant	<b>(Less than 500m)</b>
Nearest Supermarket	<b>(3km)</b>
Nearest Golf	<b>Golf des Alpes (9 hole)/Golf de Giez (18 hole) (6km/6.5km)</b>
Nearest Tennis	<b>(Less than 1km)</b>
Nearest Beach	<b>Shingle beach on Lake Annecy (Less than 1km)</b>

## What we love

- Maison Blanchard is a beautiful 19th century home which sits on the shore of Lake Annecy in France
- This seven-bedroom abode with mountain and lake views can sleep 16 guests in comfort, making it the ideal setting for a family holiday
- Enjoy views over the lake from the relaxing hot tub, heated using fire wood
- The home is in a wonderful lakeside location, from here you can visit villages such as Saint-Jorioz which is 8km away and the town of Annecy which is 16km away

## What you should know...

- Air-conditioning is featured in the six bedrooms on the upper floors, and there is a portable air-conditioning unit in the ground floor bedroom.
- The ground floor bedroom has ramp access, making it suitable for anyone with reduced mobility.
- Maison Blanchard is adjacent to another house on one side. It is, however, fully private.
- If you would like to get out on to the lake, stand up paddleboards and kayaks are available upon request.
- There are plenty of villages and towns to visit around Lake Annecy, though you will need a car in order to visit these.

# Terms & Conditions

- Security deposit: €3000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Minimum stay: 7 nights.
- Changeover day: Flexible.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- Energy costs included?: Yes.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: French Visitors Tax is included.
- Other Ts and Cs: Air-conditioning is featured in the six bedrooms on the upper floors, and there is a portable air-conditioning unit in the ground floor bedroom.
- Other Ts and Cs: Maison Blanchard is adjacent to another house on one side. It is, however, fully private.