

# Vue Du Lac

Region: Rhone-Alpes Sleeps: 10

## Overview

This architect-designed house in the hills commands the most glorious views of Lake Annecy and the surrounding Alpine scenery.

Vue Du Lac sleeps up to 10 guests across its two self-contained floors, each one with its own entrance. Starting off on the first floor, climb the stairs and be impressed by the incredible vistas from the open-plan lounge, dining area and kitchen. Large windows frame the view, opening to the upper terrace for al-fresco dining overlooking the lake and mountains. Three attractive double bedrooms can be found on this floor, alongside a modern bathroom with Italian shower.

Downstairs, the inviting ground floor apartment features two double bedrooms, a shower room and a comfortable lounge and kitchen-diner leading to a patio facing Lake Annecy. Families with children are welcomed across both floors – toys and books can be provided.

The owners have designed the contemporary interiors with great attention to detail. Benefit from underfloor heating throughout alongside state-of-the-art appliances in both kitchens whilst all five queen-size double beds are of a high quality, manufactured in Brittany. There is ample storage for bikes, ski gear, paddle boards and hiking clothing – the owners have thought of everything so you can make the most of this magnificent region throughout the year.

Located at an altitude of 850m on the edge of the Massif des Bauges Regional Nature Park, there are walking and hiking opportunities on your doorstep. Keen cyclists and mountain bikers can appreciate many trails across the area, including Lake Annecy's much-loved voie-verte that loops around the lake.

Drive down to the attractive small town of Saint-Jorioz, loved for its sandy lakeside beach with turquoise coloured water and a wealth of summer activities from boat hire and watersports to pétanque, volleyball, tennis and more. The elegant town of Annecy, often called the 'Venice of the Alps' is just a 16km drive away whilst picture-perfect Talloires sits on the other side of the lake within half an hour by car.

Elsewhere, experience tree-top trails, canyoning, rafting and even winter sports such as cross-country skiing and sledging. No matter the time of year, Vue Du Lac offers scenic surroundings and so much to experience in this



beautiful corner of France.

## Facilities

Villa/House • Modern • Great Value • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • Ground Floor Bed & Bath • Smart TV • Outdoor Games • Heating • Cot(s) • High Chair(s) • Toys • Parking Space • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Skiing • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips

# Interior & Grounds

## House Interiors (210m2)

*Each floor is self-contained with its own entrance but they are part of the same house.*

### **Ground Floor Suite (70m2, 4 guests)**

- Open-plan dining-living room with double sofa-bed, doors opening to small patio and lake/mountain view
- Open-plan kitchen, well-equipped including oven, microwave, fridge-freezer, induction hob, dishwasher, kettle, toaster and Nespresso machine
- Laundry room with washing machine
- Bedroom with double bed (160x200cm)
- Bedroom with double bed (160x200cm)
- Bathroom with Italian shower and separate WC

### **Upstairs Loft Floor (140m2, 6 guests)**

- Stairs leading up to the open-plan lounge-dining space (stair-gate on request)
- Open-plan living-dining room with doors opening to terrace with lake/mountain view
- Open-plan kitchen, well-equipped including oven, microwave, fridge-freezer, induction hob, dishwasher, kettle, toaster and Nespresso machine
- Laundry room with washing machine and dryer
- Bedroom with double bed (160x200cm)
- Bedroom with double bed (160x200cm)
- Bedroom with double bed (160x200cm)
- Bathroom with Italian shower
- Separate WC
- Wine cellar and store room

## Outside Grounds

- Large upper terrace with sun loungers and al-fresco dining table
- Small lower patio with small al-fresco dining table
- Barbecue
- Open garden (unfenced and partially sloping)
- Parking area (three cars)
- Electric vehicle charge (extra cost)

## Facilities

- Wi-Fi



- Underfloor heating (heat pump)
- TV with Disney + / Netflix
- Hairdryer
- Children's books and toys
- Balls, rackets and boules
- Garage storage for bikes and golf clubs
- Racks for stand-up paddle boards
- Racks for skis
- Wine cellar
- Ironing facilities
- Washing machine (x2) and dryer (x1)

## Location & Local Information

Vue Du Lac enjoys glorious views down to Lake Annecy, a 10-minute drive south of Saint-Jorioz. Fly into Chambéry Airport (46km) or Geneva Airport (60km) or drive 8-9 hours from Calais/Dieppe/Caen on the north-west coast. If travelling by train, Gare d'Annecy (17km) has arrivals from Paris Gare de Lyon (the direct TGV service takes around 3 hour 40 minutes). A car is essential to be able to explore this beautiful region.

Located at an altitude of 850m on the edge of the Massif des Bauges Regional Nature Park, this is a quiet area with a handful of neighbours and you can discover wonderful walking and hiking opportunities from your doorstep. There are other little hamlets within a short distance, one home to a traditional *fromagerie* (guests receive a small discount) whilst the nearest shops and restaurants are in Saint-Jorioz (7.5km) including a large supermarket. The Thursday morning market in Saint-Jorioz showcases a wealth of delicious regional products.

Saint-Jorioz is especially famed for its picture-perfect sandy beach with turquoise waters (in July and August there is a charge to access the beach as a lifeguard is usually present). Activities in and around Saint-Jorioz include pétanque, volleyball, tennis, padel, boat rental and a range of seasonal watersports. Families will adore Criq Parc forest playground (suitable for children aged 3+), open seasonally.

Cycling fans can join the 43km voie verte that loops around Lake Annecy, ideal for families and more experienced cyclists alike. If not bringing your own, arrange bike hire in advance and they can be stored in the garage. There are other more challenging cycling routes as well as mountain biking opportunities through the Alpine landscapes. Other adventurous activities across this region include rafting, canyoning and climbing alongside skiing and sledging in the snowy winter. Meanwhile, golf lovers note that Golf de Giez and Golf du Lac d'Annecy are both within a 30 to 40-minute drive.

You may prefer to simply spend your time discovering other gorgeous lakeside spots and beautiful villages and towns. Château de Duingt (11km) sits in a stunning position on the edge of the lake, next to the charming medieval village of Duingt itself. On the other side of the lake, Talloires (23km) is another idyllic village with impressive Savoy architecture and gastronomic restaurants alongside pretty beaches and watersports. Keen hikers can admire the waterfall, Cascade d'Angon, just outside Talloires.

The elegant lakeside town of Annecy (16km) is another must-visit during your time by the lake. Steeped in history and in such a wonderful setting, no wonder the town has been classified as a Town of Art and History in France.



With canals flowing through the town, it is also referred to as the 'Venice of the Alps'. No matter what the season, soak up the joyful ambience as you walk by the lake amongst locals and visitors alike.

## Local Amenities

Nearest Airport	<b>Chambéry Airport (46km)</b>
Nearest Airport 2	<b>Geneva Airport (60km)</b>
Nearest Restaurant	<b>In and around Saint-Jorioz (7.5km)</b>
Nearest Shop	<b>Rural cheese shop (1km)</b>
Nearest Town	<b>Saint-Jorioz/Annecy (7.5km/16km)</b>
Nearest Supermarket	<b>(7.5km)</b>
Nearest Tennis	<b>Tennis Club Saint-Jorioz (8km)</b>
Nearest Beach	<b>Lakeside Plage Saint-Jorioz (9km)</b>
Nearest Train Station	<b>Gare d'Annecy (17km)</b>
Nearest Golf	<b>Golf de Giez (20km)</b>

## What we love

- Admire the breathtaking views of Lake Annecy and the mountains in this beautiful setting
- An architect-designed home, expect contemporary interiors and chic style
- The owners have thought of everything – there is even ample space to store bikes, ski or hiking gear, paddle boards and more
- Nearby Saint-Jorioz is famous for its sandy beach with turquoise coloured water and summer watersports
- Hire bikes and follow the voie verte around the lake admiring idyllic lakeside and Alpine scenery.
- The elegant lakeside town of Annecy is only 16km away – a must-visit during your stay

## What you should know...

- This architect-designed house has been split into two floors, each one self-contained. The ground floor sleeps 4 (two double bedrooms) and the upper floor sleeps 6 guests (three double bedrooms). Please see the “Property Layout” for further details.
- The house warmly welcomes families - toys and books can be provided. Please request a stairgate for the open-plan lounge upstairs if needed (you can see the open stairs in the photo) - advance notice is needed. Please also supervise children outside, especially by the open, sloping garden/grounds.

# Terms & Conditions

- Security deposit: €2000 charged to client's credit card by the owner and refunded 15-21 days after departure, subject to full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Heating costs included?: Yes.
- Energy costs included?: Yes, however electric charging for vehicles is an extra cost, payable locally based on consumption.
- Linen & towels included?: Yes.
- End of stay cleaning included?: No. €250, payable with rental cost. This is for a standard changeover clean. 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.
- Tax: French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Minimum stay: 7 nights during July & August. 5 nights during all other periods.
- Changeover day: Saturday during July & August. Flexible during all other periods.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Up to 12 guests can be accommodated across five bedrooms and one double sofa-bed in the living room of the ground floor suite.