

# Chalet Chaleureux

Region: Annecy Sleeps: 8

## Overview

The lake and mountain vistas are beautiful from this 4-bedroom contemporary chalet set in a vast garden that will delight young and old alike.

Perched above Lake Annecy, Chalet Chaleureux is a fine holiday home for both winter getaways and summer breaks whether travelling with family or friends. The living and dining space is elegant with a modern open kitchen, all bathed in light from the large windows framing the garden view. Sliding doors open out to a wonderful pergola for al-fresco dining looking out towards the lake.

The lake vistas are even better on the first floor, to be admired from the upper balcony and two of the three double bedrooms (one of which can be made up as a twin). The top floor bedroom is especially impressive with its lounge corner and double bed facing a picture-book window with a full lake and mountain view.

The huge garden extends both sides of the chalet, ideal for throwing snowballs in the colder months or playing summer football on the lawn. There is a trampoline and children's play area whilst the pièce de résistance is surely the Nordic spa found within the garden.

Surrounded by trees, on one side of the grounds there is the lakeside road connecting Annecy and Doussard whilst on the other side is the *voie verte* cycling trail that loops around the lake. This makes Chalet Chaleureux a fantastic base for exploring Lake Annecy and its surrounding landscapes.

Doussard's pretty beach is just over 2km away, easily reached by bike or car, alongside restaurants, seasonal watersports, boat hire and summer ferries across the lake. Château de Duingt is just a 10-minute cycle ride away or continue north to the delightful village of Saint-Jorioz with its shops, weekly market, lakeside restaurants and sandy beach.

Winter skiing and summer hiking enthusiasts can reach the pistes and trails of Semnoz in half an hour whilst the Aravis mountains are on the east side of the lake – the much-loved skiing resort of La Clusaz is reached in less than an hour.

Then there's the historic beauty and charm of Annecy, either a 15km



cycle/drive away or pick up a water taxi from Doussard and arrive in style. Experience Annecy's canalside restaurants and cafes, photogenic bridges, atmospheric markets (including a Christmas market) and gorgeous promenade with yet more magnificent vistas.

## Facilities

Chalet • Summer Chalet • Wow Factor • Modern • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • Table Tennis • Heating • Cot(s) • High Chair(s) • Parking Space • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Skiing • Winter Activities • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips

# Interior & Grounds

## Chalet Interiors (160m2)

### Ground Floor

- Open-plan living area with sofas, TV, library and piano
- Open-plan dining area with doors leading to pergola for al-fresco dining
- Open-plan kitchen, fully equipped including breakfast bar, central island, electric oven, blender, microwave, kettle, toaster, fridge-freezer, Nespresso machine, dishwasher, raclette and fondue set
- Laundry room

### First Floor

- Bedroom with queen-size double bed (160cm), balcony access, dressing area and en suite shower room
- Bedroom with king-size double bed (180cm, can be split into twin) and balcony access
- Bedroom with double bed (140cm) and balcony access
- Family bathroom with bath/shower
- Separate WC

### Top Floor (sloping ceiling)

- Large bedroom with double bed (140cm) facing the lake and lounge area. Open access from the bedroom to the stairs down to the first-floor

## Outside Grounds (7000m2)

- Pergola for al-fresco dining
- Gas barbecue and rotisserie
- Nordic spa (6-person)
- Large garden with lawn for children's games
- Small playhouse and swings
- Trampoline
- Pétanque
- Parking (5 cars)

## Facilities

- Wi-Fi
- Underfloor heating
- Decorate fireplace (not in use)
- TV with French channels and English satellite
- Bluetooth speaker



- Board games
- Children's outdoor play area
- Table tennis
- Pétanque
- Bathrobes (for Nordic spa)
- Hairdryer
- Iron
- Washing machine and dryer

## Location & Local Information

Perched above the shores of Lake Annecy, Chalet Chaleureux is just over 2km from a pretty lakeside beach at the southern-end of the beautiful French lake. This is a fantastic location for seasonal watersports and cycling as well as mountain hiking and winter skiing.

The chalet is set in its own vast grounds next to Lake Annecy's 43km-long cycling *voie verte* (you have to cycle along a local country road to access the trail). There is also a steep path with steps down to the main road below which separates the chalet's grounds from the lake's shores and from there you could walk to a picnic area by the lake's shore around 950m away (note there is no pavement along the main road). The best way to travel is by bike or car (and of course boat taxi or seasonal ferry from nearby Doussard).

Plage de Doussard (2.3km) is an idyllic spot for swimming, boat hire and seasonal watersports – a lifeguard is usually present in July and August. There is a handful of restaurants near the shore alongside a small supermarket whilst there are a few more little shops and places to eat in the actual village of Doussard (4km).

Heading north, Saint-Jorioz (6.5km) is a very picturesque place with its sandy beach, water-based activities and more shops and restaurants as well as an atmospheric weekly market on a Thursday morning throughout the year. Even closer is the charming village of Duingt and its impressive lakeside *château* whilst the lovely villages of Talloires (10km) and Menthon-Saint-Bernard (14km) are on the other side of the lake.

For winter stays, the skiing resorts near Semnoz are just over half an hour by car, also a wonderful area for hiking once the snow clears. In the other direction, the Aravis mountains are reached within an hour – beginners and experienced wintersport enthusiasts alike will appreciate the various pistes and snow activities in and around La Clusaz (38km) and Le Grand-Bornand (39km), both Alpine playgrounds in the summer months.

Another superb day out is the beautiful and historic town of Annecy (15km), less than half an hour by car (traffic dependent) or a leisurely bike ride following the *voie verte*. Alternatively, seasonal ferries and boat taxis depart Doussard for Annecy, a fine way to arrive! Admire the canals and photogenic Pont Perrière, visit the 13th century Le Palais de l'Île, shop to your heart's delight and stroll along the promenade to admire yet more incredible lake and mountain vistas.



## Local Amenities

Nearest Airport	<b>Geneva Airport (60km)</b>
Nearest Airport 2	<b>Chambery Airport (64km)</b>
Nearest Village	<b>Doussard (4km)</b>
Nearest Town	<b>Annecy (15km)</b>
Nearest Restaurant	<b>Lakeside restaurant (1.5km-2km)</b>
Nearest Shop	<b>Small supermarket (2km)</b>
Nearest Golf	<b>Golf des Alpes 9 Trous (7km)</b>
Nearest Tennis	<b>(2km)</b>
Nearest Beach	<b>Plage de Doussard (2.3km)</b>

## What we love

- The vistas of Lake Annecy from the upper floors are stunning
- The garden is absolutely gorgeous with its pergola, children's play area, vast lawn and Nordic spa
- Lake Annecy's cycling loop passes the chalet – a great way to admire the idyllic scenery of this region
- A pretty lakeside beach is just over 2km away for summer watersports, swimming and boat trips
- Hop on a boat to whisk you away to the beautiful lakeside town of Annecy with its exquisite architecture and more magnificent landscapes

## What you should know...

- Lake Annecy's voie verte cycling trail passes right by the chalet's grounds – you need to cycle along the local road for a few minutes to join the path.
- The chalet is perched above the lake - the main lakeside road is set between the chalet's grounds and lake's shores.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Please note that the walk to the nearest restaurant is along country roads which may not always have pavements.

# Terms & Conditions

- Security deposit: €1000 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Changeover day: Saturday. All other changeover days on request.
- 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.
- Smoking Allowed?: Outside only.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Yes.
- Tax: French Visitors Tax payable with balance payment (typically costs €1-€10 per adult per night). Exact cost will depend on number of adults travelling and duration, and will be advised at the time of booking.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: A cot and high chair available on request.