

# Roquette

Region: Annecy Sleeps: 6

## Overview

Just a few steps away from the photogenic Pont Perrière, stay in this beautifully renovated 3-bedroom apartment within the medieval city walls of historic Annecy.

Whether a short winter break or a base for a longer summer holiday by the shores of Lake Annecy, Roquette is a fine choice at any time of year. The characterful second-floor apartment has undergone a stylish transformation in recent years – step through the old wooden door and admire the open-plan living space with exposed stone walls and wood beamed ceiling alongside contemporary touches. Peep out of the window and you will be able to catch a glimpse of the 13th century Le Palais de l'Île and iconic Pont Perrière.

Sleeping up to 6 guests, choose between the attractive master double with a king-size bed and modern ensuite bathroom or the other two doubles that share a shower room and separate WC. Families are warmly welcomed here as well (two of the doubles can be split into twin beds) and a range of useful children's equipment can be organised from a baby bath, highchair and bottle warmer to night lights.

Step out of the historic apartment building and you are surrounded by the vibrancy of Annecy with its shops, ice-cream parlours, restaurants and magnificent Savoy architecture. Stroll across the bridge to the artistic Jardins de l'Europe and wander along the lakeside promenade for stunning mountain and lake vistas. In the summer months venture to little lakeside beaches and discover boat hire and watersports.

Hire bikes to cycle the loop around Lake Annecy or hire a car to explore the natural beauty of the region. Stop off at the sandy lakeside beach at Saint-Jorioz, dine out in one of Talloires' gastronomic restaurants, hike near the Angon waterfalls and be in awe of the fairytale façade of Château Menthon-Saint-Bernard before returning to the charm of this characterful and chic apartment in historic Annecy.



## Facilities

Townhouse/Apartment • Summer Chalet • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • DVD • Heating • Cot(s) • High Chair(s) • Parking Space • Watersports • Sailing • Walking/Hiking Paths • Tennis Nearby • Skiing • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips

# Interior & Grounds

## Apartment Interiors (92m2, Second Floor via 32 steps)

- Open-plan lounge and dining area
- Open-plan kitchen, well-equipped including electric oven, induction hob, blender, microwave, fridge, freezer, dishwasher, blender, raclette set, fondue set, kettle, toaster and Nespresso coffee machine
- Master bedroom with king-size double bed (can be split into twin) and en suite bathroom with bath, shower and WC
- Bedroom with king-size double bed (can be split into twin)
- Bedroom with queen-size double bed
- Shower room and laundry room
- Separate WC

## Facilities

- Wi-Fi
- Gas central heating
- Standing fans
- French TV and English satellite
- DVD player and DVDs
- Bluetooth speaker
- Wii console and games
- Board games
- Ironing facilities
- Washing machine and dryer
- Car parking space (in nearby car park)





## Location & Local Information

Roquette is part of a historic building in the heart of Annecy, just a few steps away from the photogenic Pont Perrière and 12th century Le Palais de l'Île. This charming apartment is on the second floor (no lift) via 32 steps from street level.

Trains arrive into Gare d'Annecy (800m on foot) or you can fly into Geneva Airport and Chambéry Airport, both 44km away. A car isn't necessary to make the most of Annecy however there is a secured parking space in a nearby car park (200m away uphill) if needed.

The location of Roquette is ideal for exploring the medieval town – just step out of the building's main entrance and you are surrounded by vibrant cafes, restaurants and shops, less than a minute from the famous canal and idyllic bridge (which you can see from the apartment's lounge). This neighbourhood is often alive with activity, especially in the summer.

Across the year you can look out for festivities and events from the Christmas markets, ice-rink and late winter/spring Venetian Carnival to the annual marathon in April, June's Festival International du Film d'Animation and the autumnal Retour des Alpes street festival. In the summer the town is filled with pavement cafes along the flower-filled lanes and visitors making the most of the beautiful lakeside setting of this stunning town.

Take a stroll along the lakeside promenade from the artistic Jardins de l'Europe, crossing over the romantic Pont des Amours. In the summer, look out for lakeside beaches, boat hire and watersports such as paddle-boarding, canoeing and kayaking by the lake's shore. Keen cyclists should hire bikes and spend the day following the wonderful voie verte which loops around the lake with magnificent mountain and lake vistas.

Meanwhile, there are of course so many day trips to be enjoyed from the sandy lakeside beach at Saint-Jorioz (10km) to the fairy-tale Château Menthon-Saint-Bernard (12km, open seasonally) on the other side of the lake. Not to mention pretty lakeside villages such as historic Duingt (12km) and medieval Talloires (14km) loved for its charming Savoy architecture and excellent restaurants near the Cascade d'Angon hiking route.

## Local Amenities

Nearest Airport	<b>Chambéry/Geneva (44km)</b>
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Nearest Train Station	<b>Gare d'Annecy (800m)</b>
Nearest Restaurant	<b>(Within short walk)</b>
Nearest Supermarket	<b>(Within 500m)</b>
Nearest Town	<b>Annecy (Within short walk)</b>
Nearest Beach	<b>Lakeside beach on Lake Annecy (1km)</b>
Nearest Tennis	<b>(1km)</b>
Nearest Golf	<b>(12km)</b>

## What we love

- In the very heart of Annecy, this historic 3-bedroom apartment is within the medieval walls just a few steps away from the much-photographed Pont Perrière
- After a stunning renovation, the interiors are stylish with modern touches and real comfort
- Peep out the lounge window and you will be able to see Le Palais de l'Île and Pont Perrière
- There are ice-cream parlours, vibrant restaurants and shops on the doorstep of the historic apartment building
- Stroll just a couple of minutes to appreciate incredible lake and mountain views from the lakeside promenade
- Hire bikes to follow the famous *voie verte* cycling route that loops around Lake Annecy

## What you should know...

- Guests will need to be able to manage the 32 steps from street level.
- A car isn't necessary however there is a free parking space in a nearby car park if needed (200m from the apartment).
- 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.

# 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: Anytime between 4.00 p.m. and 8.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- 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.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- 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.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are not allowed.
- Other Ts and Cs: A cot and high chair can be provided free of charge, on request.
- 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: This property is not suitable for those with mobility issues.