Aquarelle

Region: Rhone-Alpes **Sleeps:** 8

Overview

This impressive contemporary abode offers stylish accommodation for up to 8 guests with a private swimming pool and wonderful views of Lake Annecy.

Paragliders fly by as you sit out on the spacious terrace with magnificent vistas of the lake and mountains. The decked terraces have been positioned to make the most of this fantastic setting – lie in the hammock, dip into the swimming pool or lounge on the outdoor sofas before enjoying al-fresco feasts with family and friends.

Inside, the elegant living and dining space is open-plan to the modern kitchen with doors sliding open to the terraces. On this floor there is a self-contained apartment, reached via the main villa, with its own lounge and small kitchen alongside a double bedroom, balcony and shower room. This could be ideal for visiting grandparents or a couple seeking a little privacy.

The other three bedrooms are upstairs, all with sumptuous king-size double beds (one which can be split into a twin) and a family bathroom. On the lower floor guests benefit from a brilliant games room with table football, darts and board games – a cosy spot for all ages to spend quality time together throughout the year.

Set just off the road connecting Talloires and the Aravis mountains, Aquarelle is less than a 10-minute drive from pretty lakeside beaches, summer watersports, an 18-hole golf course and the signposted walking trails of Réserve Naturelle du Roc de Chère. Dine out in one of Talloires' gastronomic restaurants and visit the picture-perfect village of Menthon-Saint-Bernard and its fairytale château.

Heading towards the mountains, venture to the characterful town of Thônes and try its delicious cheeses,









then continue on towards the winter skiing or summer hiking opportunities around La Clusaz and Le Grand-Bornand.

Meanwhile, cycle, drive or take a boat to one of France's most beautiful towns, Annecy, with its canals, pretty bridges, exquisite architecture, shops and lakeside promenade with yet more views of Lake Annecy and its stunning scenery.

Facilities

Canoeing/Kayaking • Cycling • Walking/Hiking Paths • Sailing • Skiing • Paragliding • Ideal for Kids • Boat Trips • <1hr to Airport • Villa • Historical Sites • Private Pool • Fishing • Air-Con • Golf Nearby • Watersports • Has Discount • Ideal for Teens • Heated Pool • Cots (Cribs) • Has Offer • Special Offer • Beach Nearby • Modern • Parking Space • Pool Safety Feature • Wi-Fi/Internet • Summer Chalet • Lakes and Mountains • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Games Room • Garage • Indoor Games • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Table Football • Home Cinema • Heating • Board games • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Baby bath • High Chair(s)

Interior & Grounds









Villa Interiors (180m²)

Main Floor

- Entrance
- Main lounge and dining area with TV, dining table for 8 guests and doors leading to covered balcony
- Open-plan kitchen, well-equipped including electric oven, induction hob, fridge, freezer, coffee machine, dishwasher, kettle, toaster, SodaStream, raclette and fondue set and microwave
- WC
- Self-contained apartment with open-plan lounge/dining/kitchen area, access to two terraces, separate bedroom with king-size double bed (can be split into twin) and shower room with shower and WC

Upper Floor (via open-sided/open-tread stairs)

- Bedroom with king-size double bed and balcony access
- Bedroom with king-size double bed and balcony access
- Bedroom with king-size double bed (can be split into twin)
- Bathroom with bath and shower
- Separate WC

Lower Ground Floor

- Games room
- Shower room

Outside Grounds (1560m²)

- Heated swimming pool (8x4m) with safety alarm. Open approximately May to mid-October. Pool temperature can reach up to 25C in summer (subject to weather conditions)
- Sun loungers (x5)
- Al-fresco dining area
- Plancha-style barbecue
- Hammock
- Terraces (some unprotected levels) and steps
- Garden
- Parking (three spaces, below house)
- Garage (two car spaces and storage for skis/bikes/paddle boards etc)
- Electric gate

Facilities

- Wi-Fi
- Underfloor heating
- Air-conditioning
- Fan
- TV (French TV and English satellite)
- DVD player and films
- Table football
- Darts
- Board games

- Children's games
- PlayStation console and games
- Hairdryer
- Ironing facilities
- Washing machine and dryer

Location & Local Information

Aquarelle is around 2km from the charming village of Talloires as well as being a short drive from an 18-hole golf course and the beautiful shores of Lake Annecy. Arrive via Geneva or Chambéry Airports, both less than an hour away, or take the train to Gare d'Annecy (13km). Car hire is necessary to reach restaurants, shops and the lake.

The contemporary villa is set on the main road connecting the lake and mountains, meaning great access to so many highlights of the region (traffic can be heard). Start off in lovely Talloires with its pretty lakeside beach, seasonal watersports, boat taxis, Savoy architecture and excellent restaurants, some overlooking the lake.

Menthon-Saint-Bernard (3.5km) is home to a small supermarket, shops and the fairytale Château de Menthon-Saint-Bernard (sometimes open for visits). Between Talloires and Menthon-Saint-Bernard, follow sign-posted walking trails through the forests of the Réserve Naturelle du Roc de Chère.

Golf du Lac d'Annecy is 2km away, there is a tree-top adventure centre around 10 minutes by car and wonderful hiking opportunities nearby including Cascade d'Angon. Keen cyclists should join the nearby Lake Annecy cycling loop, a *voie verte* that enjoys the most beautiful lake and mountain scenery.

Driving up towards the Aravis mountains, discover winter skiing opportunities around La Clusaz and Le Grand-Bornand, both around 25km away. Once the snow melts, this area is incredible for rock-climbing, mountaineering, mountain biking and challenging hikes. Look out for weekly markets, guided nature walks, cheese-making and July's Fête de la Montagne.

Not forgetting beautiful Annecy (12km) with its enchanting old town, canals and bridges, often referred to as the 'Venice of the Alps'. The lakeside promenade is idyllic with lake and mountain views whilst there are wonderful restaurants, ice-cream parlours, café terraces and bars









across La Vieille Ville – it is a delightful place to visit at any time of year.

Local Amenities

Nearest Airport	**Chambéry (55km)**
Nearest Airport 2	**Geneva (60km)**
Nearest Train Station	**Gare d'Annecy (12.5km)**
Nearest Town	**Annecy (12km)**
Nearest City	**Geneva (58km)**
Nearest Village	**Talloires (2km)**
Nearest Restaurant	**(2km)**
Nearest Supermarket	**Local area (3km)**
Nearest Golf	**(1.5km)**
Nearest Tennis	**Annecy Tennis (12.5km)**
Nearest Beach	**Plage Municipale de Talloires (2.5km)**

What we love

- Watch paragliders fly by as you sit back on the terrace with lake and mountain views
- The heated swimming pool is fantastic with a stylish outdoor lounge and hammock for relaxing in the summer sun
- Families will love the games room
- Lake Annecy's pretty beaches around Talloires and Menthon-Saint-Bernard are a very short drive away
- Venture into the Aravis mountains for delicious cheeses and summer hiking alongside plenty of winter sports and skiing opportunities

What you should know...

- One of the four bedrooms is in a self-contained apartment on the main floor – perhaps ideal for accompanying family/grandparents.
- Families are welcome – take care with youngsters on the striking staircase and outside across the terraces/steps.
- The pool is open approximately May to mid-October – please do check pool opening if you are wishing to visit in early May or October.
- Located on the main road connecting Lake Annecy to the Aravis mountains, you have good access to the many highlights of the region.
- As the property sits at an altitude of 596m, a car is required for ease of access.
- 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 charged to client's credit card by the owner as a pre-authorisation approximately 8 days prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 16:00 - 19:00

- **Departure time:** 10:00

- **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. 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. Cot and highchair available on request.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are included in the price. 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?:** Not allowed.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Included (the temperature can reach up to 25C in the summer). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately May to mid-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming. In early May or October, please enquire about pool opening in advance.