

# Roquette

**Region:** Rhone-Alpes **Sleeps:** 6

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## 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

Lakes and Mountains • Walking/Hiking Paths • Fishing • Wi-Fi/Internet • Horse Riding • Watersports • Historical Sites • Tennis Nearby • Cycling • Sailing • Skiing • Paragliding • Boat Trips • Hairdryer • Coffee Machine • Washing Machine • DVD • Walk to Village • Cots (Cribs) • Townhouse/Apartment • Modern • Summer Chalet • Bath mat • Ruins • Rafting • Paragliding • Kid-friendly excursions • Water excursions/Boat trips • Forest park/High-rope course • Board games • Children's videos/DVDs • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Ideal for Kids • Booster seat • Baby bath • Changing mat • Potty • Ideal for Teens • Bottle warmer • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Food blender • Night lights • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

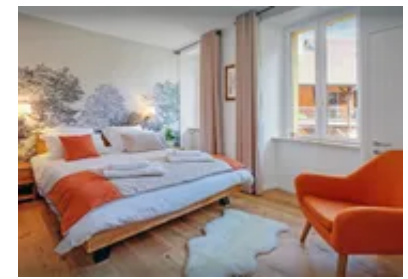
# Interior & Grounds

## 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.

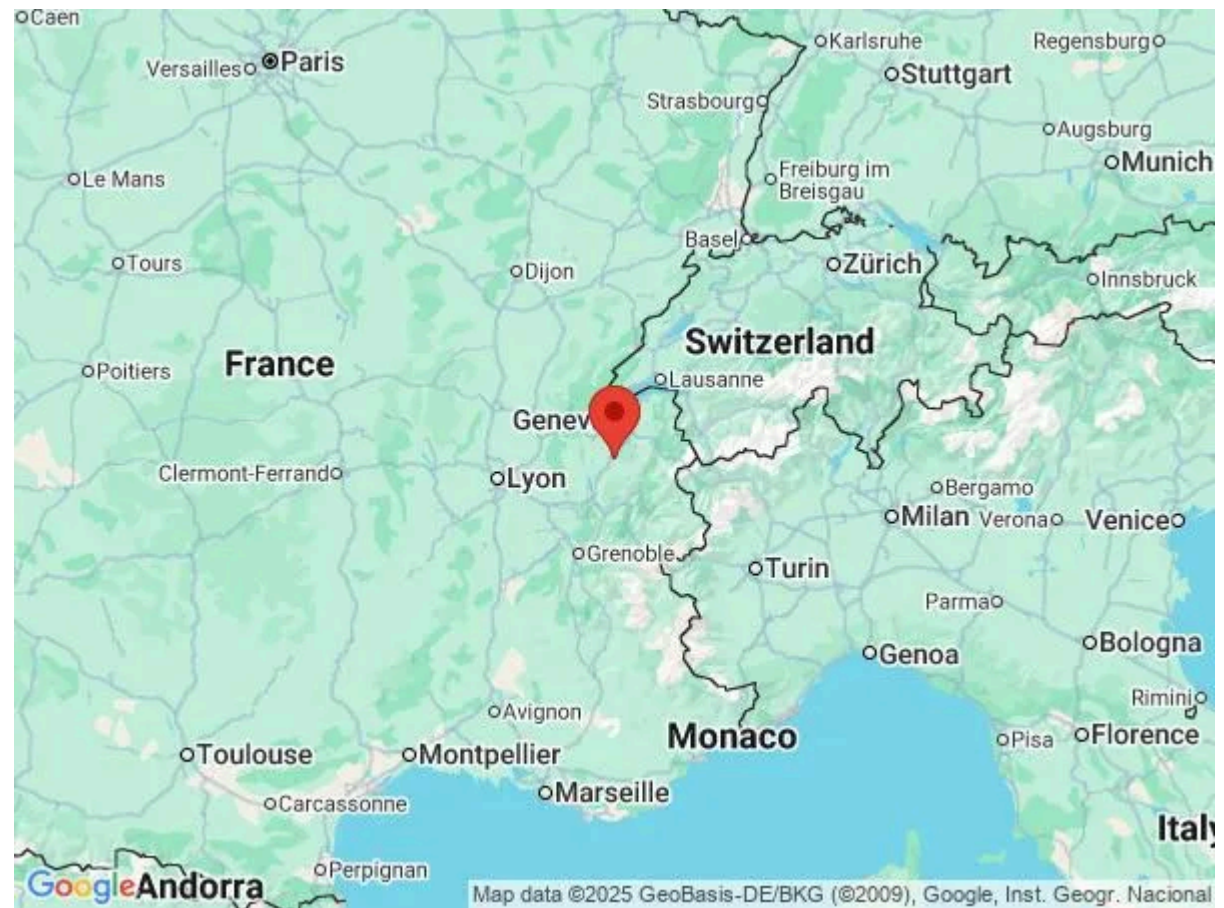
Trains arrive into Gare d'Annecy (800m on foot) or you can fly into Geneva Airport and Chambéry Airport, both 44km away. A car isn't necessary to make the most of Annecy however there is a secured parking space in a nearby car park (200m away uphill) if needed.

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

## 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 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 - 20:00

- **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 other celebrations are not allowed. A cot and high chair can be provided free of charge, on request. 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. This property is not suitable for those with mobility issues.

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

- **End of stay cleaning available?:** 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?:** Not allowed.

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

- **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).