Francoise

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

Overview

This modern 4-bedroom villa is just a short stroll from the shores of Lake Annecy and within walking distance to the charming village of Menthon-Saint-Bernard. In the winter imagine cosying up by the wood-burning fire in the open-plan lounge whilst the summer months offer you the opportunity to swim in the heated swimming pool.

The owners of Françoise have created a contemporary getaway close to the stunning natural scenery of this region. The convivial living space on the top floor has huge sliding windows opening out to an upper terrace overlooking the swimming pool below and there is plenty of room to cook up a feast using the best ingredients from the Savoy region of France.

The villa sleeps up to 8 guests across its four bedrooms including two master bedrooms with ensuite bathrooms, another double and a lovely children's bedroom with a bunk-bed alongside table football, a TV, games, books and toys. Other fantastic features across the villa include underfloor heating for the cooler months, TV with Netflix and Amazon, a Bluetooth speaker and a sauna for a touch of luxury.

Françoise has everything you should need as a family, including the heated summer swimming pool, and the location is just as impressive only 1.5km from Lake Annecy and the little village of Menthon-Saint-Bernard. In the other direction is Talloires, 3km away, with its charming Savoy houses, excellent restaurants and pretty little beaches. Take a water taxi from here to explore other corners of the lake.

As well as a wealth of lakeside activities, this is a fine setting for reaching the mountains for hiking and winter skiing. Keen cyclists will love the *voie verte* that loops









around the lake whilst the beautiful town of Annecy is a must-visit no matter the season with its wonderful markets, canalside restaurants, lake promenade and medieval architecture.

Facilities

Ideal for Kids • Cycling • Sailing • Working Fireplace/Woodburner • Tennis Nearby • Private Pool • Historical Sites • Canoeing/Kayaking • Skiing • Fishing • Golf Nearby • Paragliding • Boat Trips • Watersports • EV Charger • Horse Riding • Villa • <1hr to Airport • Walk to Village • Walking/Hiking Paths • Special Offer • Ideal for Teens • Cots (Cribs) • Heated Pool • Has Discount • Has Offer • Modern • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Summer Chalet • Lakes and Mountains • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Garage • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Smart TV • Sauna/Steam • Table Football • Heating • Rafting • Kid-friendly excursions • Water excursions/Boat trips • Forest park/High-rope course • Board games • Ideal for Babies & Toddlers • Stair gates • Booster seat • Plastic crockery • Changing mat • Potty • Night lights • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interiors (230m2)

Lower/Ground Floor

- Main entrance
- Master bedroom with double bed, desk, dressing room and ensuite bathroom with walk-in shower
- Bedroom with double bed and desk
- Children's bedroom with bunk-bed, roll-out bed, TV, table football and toys/games
- Shower room and sauna
- Separate WC
- Laundry room

Upper Floor

- Open-plan Lounge with wood burning stove and sliding doors leading to terrace
- Kitchen, fully-equipped including breakfast bar, cooking island, induction hob, electric oven, microwave, fridge, freezer, raclette set, fondue set, kettle, coffee machine, dishwasher and toaster
- Open-plan dining area
- Master bedroom with queen-size double bed, office area, doors to two terraces and ensuite bathroom with bath and shower
- Separate WC

Outside Grounds (1500m2)

- Heated swimming pool (9x4m) open approximately early May to late October (please contact us to check opening if staying in early May/late October). To be used daytime only (not after 7.00 p.m.).
- Sun loungers
- Upper terrace with al-fresco dining area
- Charcoal barbecue
- Garden (sloping)
- Parking
- Storage for bikes
- Electric car charging station (supplement applies)

Facilities

- Wi-Fi
- Underfloor heating
- Wood burning stove
- TV with Amazon and Netflix
- Bluetooth speaker
- Table football
- Children's games and toys
- Board games
- Hairdryer
- Washing machine and dryer

Location & Local Information

1.5km from the shores of Lake Annecy, Françoise is located between the charming villages of Menthon-Saint-Bernard and Talloires, around a 10km drive or cycle ride from historic Annecy.

The villa is positioned just off the main road between Annecy and Doussard (which is kept snow-free in the winter). There's a pizzeria on the other side of the road alongside further places amenities and a small supermarket in Menthon-Saint-Bernard (1.5km), a short walk or cycle away. Admire the fairytale castle of Château Menthon-Saint-Bernard (open seasonally to visitors) alongside the pretty promenade and water-based activities.

Keen golfers note that an 18-hole golf course with lake and mountain views is very close by whilst the Réserve Naturelle du Roc de Chère is ideal for sign-posted nature walks through the forested hills.

In the other direction is Talloires (3km), a delightful village which has gained a reputation for its gastronomy alongside its characterful Savoy architecture. Swim from the lakeside beach, also home to various summer watersports, or take a water taxi to explore other corners of the lake. Around a 10-minute drive away is the hiking trail to Cascade d'Angon.

Hire bikes to follow the voie verte cycling loop around the lake with the most stunning scenery en route. As winter approaches and the snow falls, look out for skiing opportunities in the Aravis mountains around half an hour away by car.

No matter the time of year, a visit to the beautiful town of Annecy is a must during your stay. Soak up the enchanting ambience as you stroll around its medieval centre, crossing the photogenic Pont Perrière, visiting the 13th century castle and prison, Le Palais de l'Île, and wandering by the riverside at Jardins d'Europe. The Christmas markets are especially atmospheric whilst the main









market takes place throughout the year on a Tuesday, Friday and Sunday morning.

Local Amenities

Nearest Airport	**Chambéry/Geneva (53km)**
Nearest Train Station	**Gare d'Annecy (11km)**
Nearest Village	**Menthon-Saint-Bernard (1.5km)**
Nearest Restaurant	**(Short walk)**
Nearest Supermarket	**(1km)**
Nearest Town	**Annecy (10km)**
Nearest Golf	**(Within 1km)**
Nearest Tennis	**(1.5km)**

What we love

- A contemporary getaway for any time of year within walking distance from the shores of Lake Annecy
- The open-plan living space is magnificent with sliding windows opening out to the terrace overlooking the summer swimming pool below
- Families are made to feel so welcome – kids will adore the children's bedroom with table football, books, games and toys
- A prestigious 18-hole golf course is less than 1km away whilst keen walkers will adore the nearby Réserve Naturelle du Roc de Chère
- Hire bikes and cycle 10km to the beautiful and historic lakeside town of Annecy

What you should know...

- If booking in early May or late October, it is advisable to check the pool availability for your dates.
- The owners ask that the swimming pool is not used after 7.00 p.m. to respect the neighbours.
- Should you have an electric car, there's an outside electricity charging supply which is metered and charged separately.
- 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. Electric car charging is charged separately.

- **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. There's an outside electricity supply for charging electric cars, which is metered and charged separately.

- **Changeover day:** Sunday.

- **End of stay cleaning:** Standard changeover clean 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.

- **Pool heating charge?:** Included. 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?:** Pool is open approximately early May to late October. The owner asks that the pool is not used after 7.00 p.m. 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.