

Maison Clairmont

Region: Rhone-Alpes **Sleeps:** 12

Overview

Only 3.5km from the heart of historic Annecy, Maison Clairmont commands a remarkable panorama across the lake and mountains beyond. This contemporary, striking villa unfolds across three levels, pairing bold architecture with generous spaces designed for gathering and unwinding in stylish surroundings.

The vast main living area opens towards the swimming pool and features two lounges, including one with a grand piano, alongside a dining space and beautifully appointed kitchen with a statement central island. A separate professional kitchen can accommodate a private chef for special lunches and dinners. Elsewhere, a cinema lounge, wine-tasting room, games area with motor racing inspired décor and dedicated fitness space offer plenty of choice throughout the day.

Outside, the covered terrace frames a 180-degree outlook, with a heated infinity pool and jacuzzi overlooking the distant lake. Sun loungers are arranged beside the pool, across the lawn and on a small natural sand beach, while evenings can be spent around the firepit watching Annecy illuminate below. A calming Japanese garden, yoga area and pétanque court provide further places to slow the pace.

Six double bedrooms offer restful retreats, including a master suite with a marble bath for two, walk in shower and its own covered terrace with private jacuzzi. Three first floor bedrooms also open onto a covered terrace facing Lake Annecy.

Maison Clairmont sits in a residential area of Annecy, around 2km from the shores of Lake Annecy and 3.5km from the heart of the colourful old town. Spend days soaking up Annecy's historic charm, taking a boat across the lake or enjoying kayaking, sailing and cycling. Further afield by car or bike, discover Menthon Saint Bernard, Talloires and Duingt, or head into the mountains for hiking and paragliding.

Whether gathering family and friends or planning a distinctive group stay, Maison Clairmont offers an exceptional perspective on one of Haute Savoie's most captivating landscapes.

Facilities

Villa • Boat Trips • Private Pool • Paragliding • Wine Tasting • Sailing • Cycling • Fishing • Ideal for Kids • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • <1hr to Airport • Chef/Cook Available • Cots (Cribs) • Ideal for Teens • Heated Pool • Has Discount • Has Offer • Special Offer • Maid Service Available • All Bedrooms En-Suite • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • Lakes and



Mountains • BBQ • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Laptop Friendly Workspace • Games Room • Garage • Indoor Games • Gym/Fitness Room • Hot Tub • Dishwasher • Outdoor Games • Home Cinema • Fire Pit • Heating • Water excursions/Boat trips • Pre-Stocked Fridge Available • Transfers Available • Breakfast Available • Boules/Petanque • High Chair(s)

Interior & Grounds

Villa Interiors (620m2)

Main Floor

- Open-plan living area with two seating areas, a grand piano and doors sliding open to poolside terrace
- Open-plan dining area and kitchen, fully-equipped and featuring a large central island
- Professional kitchen (on request)
- Master bedroom with double bed, marble bath for two persons, Italian shower and covered terrace with private jacuzzi and sun loungers facing the lake

Garden Level (via open-sided stairs)

- 2 x bedrooms with double bed (160x200cm), garden access and adjoining bathroom
- Car-themed lounge/games room
- Large dressing area

Upper Level

- 3 x bedrooms with double bed (160x200cm) and access to covered terrace with furnishings and lake view
- Reading space with desk
- Fitness room with treadmill, elliptical trainer, rowing machine, punching bag, wall bars and resistance bands

Outside Grounds

- Heated infinity swimming pool
- Poolside sun loungers
- Poolside jacuzzi
- Japanese garden (at back of the villa) and brasero
- Lawn (sloping in parts) and small beach area with natural sand
- Yoga space
- Pétanque court
- Various levels and steps
- Garage and parking

Other Facilities

- Video projector and speakers
- Cinema lounge



Location & Local Information

This striking villa enjoys lake views and is located in a residential neighbourhood of Annecy, close to Annecy-Le-Vieux and the town's university campus, placing guests within easy reach of one of the French Alps' most enchanting towns.

Around 3.5km from Annecy's historic centre, the villa offers a convenient base for discovering the cobbled lanes, colourful façades and flower-lined canals of the old town, with the magnificent lake and mountain scenery adding a spectacular backdrop. Annecy is rich in heritage, its atmospheric streets inviting leisurely exploration between historic buildings, cafés and the waterfront.

Lake Annecy is naturally at the heart of a stay here. Head down to the water to embark on a scenic boat trip, taking in the forested slopes, lakeside villages and Alpine peaks from a different perspective. Paddle boarding, canoeing, kayaking and sailing offer more active ways to enjoy the famously clear waters, whilst the shoreline provides plenty of opportunities to slow down - stroll across the iconic Pont des Amours and admire the incredible scenery.

Days can also be spent discovering the attractive villages and landmarks scattered around the lake. Plage de la Brune (6km) offers a lively summer spot beside the water, whilst Château de Menthon-Saint-Bernard (10km) rises dramatically above the lake from its rocky setting. Dating back to the 12th century and home to the same family for generations, this romantic Savoyard castle makes a fascinating cultural excursion. Continue to the picturesque lakeside village of Talloires (11.5km), or venture along the other side of the shore to admire Château de Duingt (16km), beautifully positioned on its peninsula.

Cycling around Lake Annecy is a memorable way to experience the changing scenery, with a circuit of approximately 40km and cycling facilities covering most of the route. Beyond the shoreline, the surrounding mountains open up a wealth of possibilities for days outdoors, from hiking trails overlooking the lake to the thrill of paragliding above its turquoise waters. With Annecy close by and lake, mountains and historic villages all within easy reach, Maison Clairmont is superbly placed for experiencing this captivating corner of Haute-Savoie.

Local Amenities

Nearest Airport	Geneva Airport (44 km)
Nearest Airport 2	Chambéry Airport (50 km)
Nearest Train Station	Annecy train station (4 km)
Nearest Town	Annecy (3.5 km)



Nearest Supermarket	Intermarché Super (1 km)
Nearest Restaurant	Pizzeria within a short walk
Nearest Beach	Albigny Beach (2.2 km)
Nearest Tennis	Tennis Club Annecy Le Vieux (1.6 km)
Nearest Golf	Lake Annecy Golf Course (10 km)

What we love

- A striking contemporary villa with panoramic vistas just a short drive from Annecy and its lake shores
- We love the master bedroom with its lake-view terrace and private jacuzzi
- Relax beside the gorgeous swimming pool and poolside jacuzzi, followed by meals prepared in the beautiful kitchen
- Other superb features include a cinema lounge, wine-tasting room, games area and gym
- Retreat to the calming Japanese garden and yoga area, or spend evenings around the firepit watching Annecy light up below
- Annecy's colourful old town is just 3.5km away with its canals, café terraces and beautiful lakeside promenade

What you should know...

- Guests need to be able to safely manage steps and different levels throughout the grounds as well as open-sided staircases inside this unique villa.
- Please note that the wine cellar is closed and inaccessible to guests.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the villa agency one month before departure and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. Please also note there is a late check-in fee for arrivals after 8.00 p.m.
- **Departure time:** 10.00 a.m. Please also note there is an early check-out fee for departures before 8.00 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 on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Saturday.
- **End of stay cleaning:** Not included. End of Stay Cleaning is €1020.00, payable to the owner via Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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.
- **Other 2:** A cot and highchair can be requested for a supplement of €50 per baby per stay, payable directly to the villa agency. Please request at the time of booking.
- **Other 3:** Please note that restaurants and other local amenities in the Lake Annecy area may be seasonal. Lakeside beach facilities and watersports are also seasonal and summer beach entry fees often apply. This can vary per village/town. Please contact us if further information is needed.
- **Minimum stay:** 7 nights.
- **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 the owner via Oliver's Travels before departure (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi access included.
- **Pool towels included?:** No.
- **Pool opening dates?:** The pool is open approximately end of May/beginning of June to end-September. 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.