

Welcome



LE CHARLEVOIX PETITE-RIVIÈRE-SAINT-FRANÇOIS

MARTINE LAFRANCE
MAINTENANCE SUPERVISOR
581 990-5880

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OWNER
418 392-9890

10, chemin des Goélettes
Petite-Rivière-Saint-François (Québec)
G0A 2L0

info@residences-boutique.ca
www.residences-boutique.ca





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LE CHARLEVOIX
PETITE-RIVIÈRE-SAINT-FRANÇOIS



WELCOMING WORD

Thank you for choosing Le Charlevoix Located in the beautiful municipality of Petite-Rivière-Saint-François. The place is ideal for family gatherings, business meetings or to have a good time with friends.

Ski enthusiasts will be delighted by Le Massif de Charlevoix, a ski resort located about 10 kilometers from the chalet.



Le Charlevoix, in this true showcase on the nature with the contemporary and warm decoration, you will live a well deserved escape.



The cottage is built with superior materials, creating a majestic and impressive structure. Its living room with fireplace is a dream place to relax and enjoy nature. Its large windows offer a spectacular view of nature.

You have a fully equipped kitchen as well as a dining room that can accommodate 14 people. The cottage includes 3 luxurious bedrooms with queen bed offering great comfort as well as a large dormitory with 8 double size bunk beds.

We thought of everything so that your stay will be the most enjoyable. Whether it is the relaxation room in the basement with its TV and pool table or the outdoor terrace with its spa as well as its BBQ both available year round. And finally, the parterre where you can finish the evening with friends around the outdoor fireplace while enjoying the space for fun.



We invite you to continue reading the welcome booklet since you will find relevant information to make your stay more enjoyable.



INSTRUCTIONS

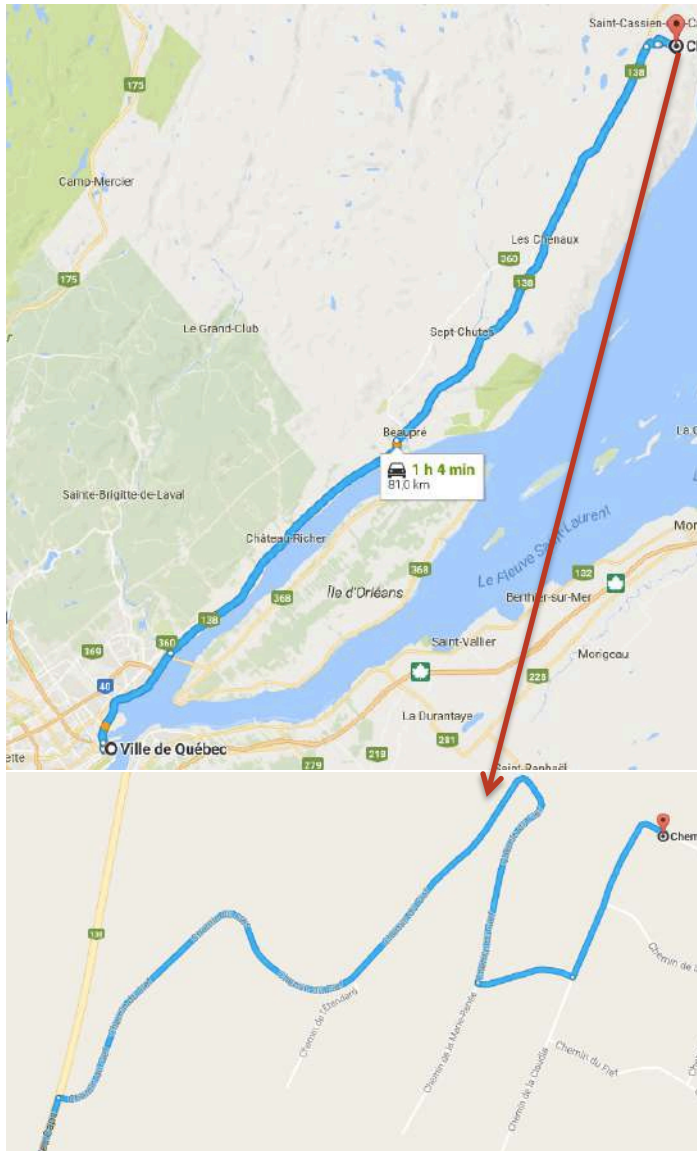
DIRECTION :

Address :

10, chemin des Goélettes
Petite-Rivière-Saint-François (Québec)
G0A 2L0

GPS coordinates :

Latitude : 47.339271
Longitude : -70.608284



Directions from Québec :

- Take route 138 towards Baie-Saint-Paul.
- Exactly at kilometer 437 (about 4.6 km after the entrance to the ski center - top), turn right onto a dirt road named « Chemin du Fief ».
- At the end of the moose fence (flashing at night).

Directions from Baie-Saint-Paul :

- Take route 138 towards Québec.
- Exactly at kilometer 437 (about 4.7 km after the "rue Principale" of Petite-Rivière-Saint-François), turn left on a dirt road named "Chemin du Fief".
- At the beginning of the moose fence (displays flashing at night)



GENERAL GUIDELINES :

Check in : 5PM

Check out : 11AM

Pets are not allowed.

It is forbidden to smoke inside the Chalet.

Internet : Please choose the Wi-Fi signal : **BELL986**. The password is **7EF6266F**.

Makeup removal should not be made with **towels** and these should not be used on the ground outside, otherwise you will be charged extra for laundering.

In our beautiful region, sometimes the cellular signal is unstable, feel free to use the telephone supplied in the cottage.

It is not necessary to wash the **bedding** or **towels** before leaving.

Veuillez cependant vous assurer que la **vaisselle sale** a été mise au lave-vaisselle et que celui-ci a été mis en fonction.

When you leave, make sure the dirty dishes are put in the dishwasher and make sure the dishwasher is turned on.

We also ask you to make sure that the **fireplace** or the **air conditioning** (depending on the season) are turned off.

We ask for your cooperation not to throw fat or grease into the kitchen sink.



FRONT DOOR :

- Upon arrival, enter your code as received with the instructions and turn the latch counter clockwise.
 - Upon departure, press the white button located above the keyboard and turn the latch clockwise.
-

ALARM SYSTEM :

- Upon arrival, enter your code to disable the alarm system.
 - When you leave, make sure all the doors are securely closed, enter the code to activate the alarm system.
 - Once the system is armed, you have two minutes to leave.
-

FIREPLACE :

- Open the door with the metal lever hooked behind the fireplace to your right.
 - Move the air intake handle at the bottom of the fireplace to the right when you light the stove.
 - When the fireplace is light, adjust the combustion with the air inlet handle.
-



WATER USAGE :

- Our cottage is equipped with a septic tank and an artesian well, so we thank you for respecting these rules :

Toilet :

- We must throw only the toilet paper provided . Tissues and tampons are prohibited. Thank you kindly for putting them in the basket.

For showers :

- Since our water comes from an artesian well, we ask you to space the use of showers.
-

AIR CONDITIONER :

To maximize the efficiency of the air conditioner, make sure all windows are closed. A temperature of 24 degrees Celsius is recommended.

1. With the help of the remote, push on the botton MODE to select the mode COLD or VENTILATION.
 2. Use the bottons \wedge / \vee to set the desired temperature.
 3. Use the botton FAN/VENTILATION to select the speed of the fan.
 4. Use the ON/OFF botton to start the air conditioner.
-

TELEPHONE :

- The phone number to reach the cottage is 418-632-5528.
-



SOUND SYSTEM :

To use the sound system, you must use Bluetooth on your Bluetooth enabled device.

- 1- Open the device by pressing the on key.
 - 2- Press the Bluetooth - pairing button on the sound system for 3 seconds.
 - 3- Activate the Bluetooth function on your device (ex cell phone).
 - 4- Select the SRS-XB3 device from the list.
 - 5- It is possible to use the sound system for one user at a time only via Bluetooth.
 - 6- Please leave the unit in its place.
-

POOL TABLE :

- Thank you for taking care of the pool table by not putting food or drink on the carpet and the edge.
 - Since the table has been carefully leveled, we ask you not to move it.
-

WASHER AND DRYER :

- 1- Open the water supply valve (blue and red behind the washer).
 - 2- Always close these after use.
 - 3- Do not use these appliances when you are away from the cottage.
-



TELEVISION :

- By default, the TV listening is done on the Component 1 HDMI.
 - To use the controller of the Bell Satellite receiver, press " SAT" on the controller.
 - If the satellite signal is lost , a red light will be displayed on the receiver. To activate the signal, press and hold 6 seconds the On / Off button on the front of the receiver and wait a few minutes for the return of the signal.
-

SOUND BAR :

To use the sound bar with the TV, you must press the input button on the sound controller until the double luminous points on the bottom left of the sound bar align with the TV marker.

To use the sound bar with a Bluetooth device:

- 1- Press the Bluetooth key on the sound controller for 3 seconds.
 - 2- Activate the Bluetooth function on your device (ex : cell phone).
 - 3- Select the Vizio device from the list.
 - 4- It is possible to use the sound system for one user at a time via Bluetooth.
-



ESPRESSO MACHINE :

Do not use instant coffee or coffee designed for brewing machines.

Fill the cold fresh water tank to the left of the machine and gently add coffee beans to the container on the right side of the machine.

Turn the main switch behind the machine to "I" to start the machine. The "⏻" button flashes.

Espresso coffee brewing :

- 1- Place one or two cups under the dispensing nozzle.
- 2- Turn the lever down to select the "ESPRESSO" option.
- 3- To distribute an Espresso coffee, press the button to select the desired flavor.
- 4- Press once on ☕ to dispense twice to dispense two cups.
- 5- After the pre-infusion cycle, the beverage begins to flow from the dispensing nozzle.

Coffee brewing :

- 1- Place a cup under the dispensing nozzle.
 - 2- Turn the lever down to select the "COFFEE" option.
 - 3- To distribute an Espresso coffee, press the button ☕ to select the desired flavor.
 - 4- Select this button ☕ to brew a medium coffee or this button ☕ to brew a large coffee.
 - 5- After the pre-infusion cycle, the beverage begins to flow from the dispensing nozzle and stops automatically when the set level is reached.
-



FILTER COFFEE MACHINE :

1- Fill the Water Reservoir

Open the reservoir lid and pour in water, using the water level window indicator to measure the number of cups desired. NOTE: Do not exceed the 12-cup line. Doing so could cause carafe to overflow.

2- Add Beans

Remove the hopper lid. Make sure the hopper is in the LOCK position with arrows lined up, then add enough beans for the number of cups you intend to brew. We recommend keeping the hopper at least half full. But, be careful: maximum capacity is ½ lb. and overfilling the hopper may jam the grinder. For easy filling, the hopper container can be taken out by turning the hopper container release knob to the unlock position.

Note: Do not put any water in the unit once the hopper container has been removed. If water gets into the grinder motor, the motor may become damaged and may malfunction. Put hopper lid back in place.

3- Lock Hopper

If you have removed the hopper from the unit, be sure that the hopper container release knob is in the unlocked position and place the hopper container back in the unit. Turn the knob to locked position. This unit is equipped with a safety interlock system. The unit will not operate grinding function if the hopper container is not in place. If you try to turn on the unit for grinding with the hopper out of place, the unit will beep continuously until the missing part is installed.

4- Inserting the Coffee Filter

Press the Filter Basket Door Release Button to open door. Remove the filter basket cover.

- Basket-style paper filter: Be sure filter is fully opened and touching walls of basket.
- Cuisinart commercial-style permanent filter: Position handle of our gold-tone filter toward front of coffeemaker so it does not obstruct water flow.

Put filter basket cover in place, with arrows aligned, and push the filter basket door closed until you hear it snap shut. NOTE: The built-in safety interlock system will not allow unit to operate if filter or filter basket cover are not in place, or if the door is not properly closed. A continuous beep will sound until everything is in place.

5- Brewing To Brew Right Away

a. Turn the Grind Control knob to select the number of cups you want to brew. The burr grinder will grind the correct amount of beans, and automatically adjust the coffee/ water ratio for low cup settings.

b. Press the Strength Control button to select flavor intensity: MILD, MED or STRONG will show on the LCD display.

c. Press On/Off button. Red LED will light up and brewing will begin.

6- After Brewing

When brew cycle is complete, five beeps will sound. Coffee will continue to stream from the filter for several seconds. Coffeemaker will automatically shut off after two hours, or at the programmed auto-shutoff time.



SPA (HOT TUB) :

Upon your arrival, water of the SPA has been checked and it is ready for use.

To maintain good water quality, it is better to be a maximum of 6 people at a time in the SPA and not to consume food and drinks inside the SPA. The fact that there may be food or drink in the SPA can make it unusable. If this is the case, an amount of \$ 200 will be kept from your security deposit for the cost of flushing the SPA.

Using the spa (see pictures below) :

- 1- Leave the bracket in place.
- 2- Fold the first part of the cover over the second cover (see photos) .
- 3- Take the bracket with both hands and move slowly backwards.

To maintain quality water, it is desirable to keep the jets in operation at all times during use. It is important not to leave the jet activator knob inside the spa closed for a long time, otherwise the water will lose its quality and the spa will no longer be usable. Once the SPA is complete, close the lid.

The manager of the cottage will clean the SPA every three days.





LE CHARLEVOIX
PETITE-RIVIÈRE-SAINT-FRANÇOIS



CENTER OF INTEREST

GROCERY :

Super C

971 Boulevard Mgr de Laval
Baie-Saint-Paul (Québec) G3Z 2W3
T. 418 435-3084

IGA Supermarché G.C. inc.

1020 Boulevard Mgr de Laval
Baie-Saint-Paul (Québec) G3Z 2W6
T. 418 435-5210

Maxi

30 Rue Racine
Baie-Saint-Paul (Québec) G3Z 2R1
T. 418 240-3510

Boulangerie Charlevoix

28 Rue Forget
Baie-Saint-Paul (Québec) G3Z 1T9
T. 418 435-3726

IGA extra Chouinard & Fils inc.

10505 Boulevard Sainte-Anne
Ste-Anne-de-Baupré (Québec) G0A 3C0
T. 418 827-2828



RESTAURANTS :

LE PETIT RÉGAL

998 Mgr de Laval
Baie-Saint-Paul QC
T. 418 435-5655



With family or friends, come and discover The Restaurant Le Petit Régal. Let's have a memorable experience by enjoying their delicious homemade pizza.

www.restaurantlepetitregal.com

À CHACUN SON PAIN

1006 Mgr de Laval
Baie-Saint-Paul QC
T. 418 670-8777



If you are looking for energy or comfort food, our cafe has pastries, sandwiches and wood-fire pizzas that will hit the spot. For breakfast or for lunch, lots of local products are yours to discover.

www.achacunsonpain.ca

RESTAURANT ORANGE BISTRO

29, Ambroise-Fafard
Baie-Saint-Paul QC
T. 418 240-1197



Restaurant L'Orange Bistro offers to his guests a typical dining experience with flavors of the Charlevoix region. Elaborate cuisine that showcases local products, in a very nice bistro-style restaurant.

www.orangebistro.com

LE PIERRE-NARCISSE

41, Ambroise-Fafard
Baie-Saint-Palut QC
T. 418 435-2056



Located in the heart of the city center, Pierre-Narcisse has the largest and sunniest terrace in town. The service is prompt and courteous and the meals are plentiful and delicious.

www.aupierrenarcisse.com

RESTAURANT LE SAINT-PUB

2, rue Racine
Baie-Saint-Paul QC
T. 418 240-2332



Located in the heart of downtown Baie-Saint-Paul, the restaurant Saint-Pub de la MicroBrasserie Charlevoix offers a table that is both simple and quality in a relaxed atmosphere.

www.saint-pub.com

ROTISSERIE ST-HUBERT

9752 Boulevard Sainte-Anne
Sainte-Anne-de-Baupré QC
T. 418 827-1234



The St- Hubert rotisseries are one of the favorite family restaurant . We go there to have fun, celebrate with our love ones and eat well.

www.st-hubert.com



SOINS DE SANTE :

SPA URBAIN LE MARION

160, St-Jean-Baptiste
Baie-Saint-Paul
T. 1 800 361-5575



Le Spa Urbain Le Marion offers an indoor thermal experience: hot ponds, cold falls and sauna, as well as massages, facials and the NeuroSpa.

www.grandemaison.com

CENTRE SANTE BEAUTE FRANCINE THIBEAULT

4, du Moulin, loc. 202
Baie-Saint-Paul
T. 418 435-6028



With more than 20 years of experience, a team of therapists offers personalized care with refined equipment in an enchanting setting.

www.centrefrancinethibeault.com

MASSAGE PASSION

8, Chemin du golf
Baie-Saint-Paul QC
T. 1 418 240-0771



Nestled in the Baie-Saint-Paul Hotel, le Massage Passion Wellness center is the perfect place to enjoy an unforgettable relaxing experience.

www.massagepassion.com

SPA NORDIQUE LE GERMAIN

50 Rue de la Ferme
Baie-Saint-Paul QC
T. 1 877 884-2442



Come and see Le Spa Nordique Le Germain. You will fall under the charm of Japanese architecture and its exceptional location.

www.legermainhotels.com/fr/charlevoix/spa/

SIBERIA STATION SPA

339 Rue de Genève
Québec QC
T. 1 855 841-1325



The Siberia experience is inspired by a Scandinavian concept that alternates the warmth, the cold and the rest in order to bring you to a deep relaxation.

<http://siberiastationspa.com/>

NORDIQUE SPA MONT STE-ANNE

186 Rang St-Julien
St-Férréol-les-Neiges
T. 418 826-2000



Located on the edge of a small private lake on a land of more than 300 000 square feet, Le Nordique spa Mont Ste-Anne is the most intimate spa in the Quebec region.

www.spamontsteanne.com



ACTIVITES :

CROISIÈRE AUX BALEINES

159, Grande Alliance
Baie-Sainte-Catherine
T. 1 800 563-4643



Opt for the unparalleled comfort and panoramic view of AML Grand Fleuve and AML Zéphyr to watch the giants of the sea!
www.croisieresaml.com

TRAIN DE CHARLEVOIX

50, rue de la Ferme
Baie-Saint-Paul QC
T. 418 240-4124



Charlevoix reinvents the art of panning for a trip on board the Charlevoix Train, a railway adventure for miles along the St. Lawrence.

<http://traindecharlevoix.com/>

HICKING



In Charlevoix, outdoor enthusiasts will be served with a variety of trails running through the region. Whether you are hiking, cycling or cross-country skiing, you will find an excursion that meets your expectations.

Visit the following site to discover the available trails:

www.tourisme-charlevoix.com

CASINO DE CHARLEVOIX

183 Rue Richelieu
La Malbaie QC
T. 1 800 665-2274



Place your bets! Those who love chance will love to try their luck on the side of the Casino de Charlevoix. Charlevoix, that's it: winning all the way!

<http://casinos.lotoquebec.com/fr/charlevoix>



LE CHARLEVOIX
PETITE-RIVIÈRE-SAINT-FRANÇOIS



SKI :

LE MASSIF DE CHARLEVOIX

1350 Rue Principale
Petite-Rivière-Saint-
François
T. 1 877-536-2774



Le Massif de Charlevoix is the highest elevation east of the Canadian Rockies and 15 minutes from the cottage! Le Massif is simple pleasure, without artifice. Rough fun.

www.lemassif.com

LE MONT SAINT-ANNE

2000 du Beau Pré
Beaupré QC
G0A 1E0
T. 418 827-4561



Only 30 minutes from the cottage, Mont-Sainte-Anne is one of the most beautiful ski resorts in eastern North America and Canada's largest cross-country skiing center.

www.mont-sainte-anne.com

CENTRE DE SKI LE RELAIS

1084 Boul. du Lac
Lac Beauport QC
T. 418 849-1851



Le Relais Ski Center is renowned for its exceptional skiing conditions and the quality of its infrastructures make it a popular resort for enthusiasts.

www.skirelais.com

MONT GRAND-FONDS

1000, des loisirs
La Malbaie QC
T. 1 877 665-0095



The Mont-Grand-Fonds is 335 meters high, a high-speed snow park and 20 slopes and undergrowth where beginners and experts meet. When the powder is part of it, it's magic!

www.montgrandfonds.com

STATION TOURISTIQUE STONEHAM

600 chemin du Hibou
Stoneham QC
T. 1 800 463-6888



Exceptional site gliding sports, recognized for its superb atmosphere! Nestled in a valley shaped like a horseshoe, so sheltered from the winds, the resort offers 39 tracks of all levels, spread over three mountains.

<https://ski-stoneham.com/>



GOLF :

GOLF LE LOUP DE BAIE-SAINT-PAUL

40, de l'Équerre
Baie-Saint-Paul QC
T. 418 435-2117



Golf The loup located in Baie-Saint-Paul offers a unique experience thanks to an 18-hole course with a magnificent view of the river and the mountains, all that less than 15 minutes from the chalet.

www.golfbps.com

CLUB DE GOLF MURRAY BAY

1013, Chemin du Golf
La Malbaie QC
T. 1 877 665-2494



Since the first golf shots from 1876 until today, the Murray Bay Golf Club has adapted to the passage of time. It is the third oldest club in America and the oldest still in the same location.

www.golfmurraybay.com

CLUB DE GOLF FAIRMONT LE MANOIR RICHELIEU

181 rue Richelieu
La Malbaie QC
Tel : 418 665-2526



The architecture of this 27-hole high-caliber highlights the natural assets of the site: its rugged relief, its woodlands and its breathtaking view of the St. Lawrence River.

www.fairmont.fr/richelieu-charlevoix/golf/

GOLF LE GRAND VALLON

100, rue Beau-Mont
Beaupré QC
Tel : 418 827- 4653



Only 30 minutes from the chalet, this 4-star course offers a hilly course at the foot of Mont-Sainte-Anne. The Grand Vallon is one of the most beautiful golf challenges.

<https://legrandvallon.com/>



BEACH :

SAINT-IRÉNÉE BEACH

Route 362
Saint-Irénée



The beach of Saint-Irénée is the ideal place to spend a pleasant moment to picnic, sunbathing or doing nothing ...



AMENITIES

- Fully equipped kitchen (cookware, crockery, utensils, assorted glasses)
- Regular filter coffee maker and Espresso machine / coffee provided
- Cleaning products provided
- Sanitary paper, paper towels, facial tissue supplied
- Bedding and towels provided
- Free wireless internet connection (wi-fi)
- Indoor fireplace / wood supplied
- Outdoor fireplace / wood supplied
- Dishwasher / soap provided
- Washing machine / dryer / soap provided
- Pool table
- TV / satellite / DVD player
- BBQ accessible year round and patio furniture
- Access to the spa all year round
- Telephone
- Bluetooth audio system
- Shampoo and soaps : body, hands, hair, for laundry, dishwashing and dishwasher.



INVESTING...IN PLEASURE !

Many of us must make the difficult choice to buy a second home or invest their savings in order to have the most comfortable retirement. We make the choice of investing in real estate in order to plan for our older days. We therefore offer you to share with us the same experience ...Purchasing a property from us is making an investment in real estate by having a very good ratio between return on your investment and risk.

In addition, as the property belongs to you, it is possible to enjoy it as you wish. The idea is to have enough income to cover all expenses surrounding the residence, including payments on capital. This way, the initial investment needed is comparable to an investment in an RRSP.

Here are our chalets currently for sale :



Le Chalet

Selling price : 805 000 \$
Annual income : 100 000 \$



Le Mont-Tremblant 1

Selling price : 660 000 \$
Annual income : 85 000 \$



Le Plein Nord

Selling price : 355 000 \$
Annual income : 42 000 \$



Le Mont-Tremblant 2

Selling price : 660 000 \$
Annual income : 85 000 \$

**Find more details in
Annex**



Le Mont Blanc

Selling price : 685 000 \$
Annual income : 92 000 \$

**Find more details in
Annex**



Le Charlevoix

Selling price : 735 000 \$
Annual income : 90 000 \$

**Find more details in
Annex**

These projects could become yours, contact us !