Villa Rose Du Lac

Region: Rhone-Alpes **Sleeps:** 10

Overview

Just a short stroll from the water's edge, Villa Rose Du Lac offers gorgeous vistas of Lake Annecy framed by the surrounding mountains. This beautifully renovated Savoyard chalet is a wonderful abode in a prime location for visiting Lake Annecy. With steep lake access just two minutes away, a pretty terrace and a private swimming pool, every element invites rest, recreation and reconnection.

Step into the main house through an impressive entrance hall that leads to a bright open-plan living space. Here, a minimalist yet fully equipped kitchen flows into a dining area, backdropped by expansive bay windows that frame the ever-changing hues of the lake. The open-plan lounge, complete with designer sofas and idyllic views, strikes a balance between understated elegance and homely warmth. With five inviting bedrooms, including a lake-facing master suite with balcony, not to mention the top-floor zen retreat, the villa and its annexe offers generous, thoughtful spaces for guests to unwind.

Outdoors, the private swimming pool is set within immaculate lawns and offers a view of the beautiful lake. A sheltered terrace with barbecue and dining area ensures al-fresco living is always in season.

Located between the characterful villages of Veyrier-du-Lac and Menthon-Saint-Bernard, Villa Rose Du Lac is perfectly placed to explore this superb stretch of the French Alps. Next to the house, the lake's famous cycle path leads all the way to the historic town of Annecy, while nearby amenities include bakeries, fine dining, summer water sports centres and lakeside beaches. Adventure awaits in every direction from trail walks and golf to paragliding and more just minutes away.

Whether you're soaking up the Alpine sunshine by the pool, gliding across the water or exploring mountain paths further afield, Villa Rose Du Lac is your lakeside base for a holiday that balances effortless comfort with boundless Alpine charm.









Facilities

Ideal for Xmas/NY • France250 • Weddings • Villa • EV Charger • Boat Trips • Paragliding • Cycling • Tennis Nearby • Canoeing/Kayaking • Watersports • Exclusive • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Golf Nearby • Ideal for Kids • Recommended • Private Pool • Has Discount • Pets on Request • Marquee Hire Permitted • Walk to Beach • Has Offer • Special Offer • Ideal for Teens • Cots (Cribs) • Outdoor Ceremony • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Modern • Flexible Catering Options • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Summer Chalet • Allow External Caterers • Lakes and Mountains • BBQ • Decorated for Christmas • Washing Machine • Indoor

Reception Available • Coffee Machine • Nearby Church/Chapel • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • Tumble Dryer • Dishwasher • Smart TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









Main House Interiors

Ground Floor

- High-ceilinged hallway
- Open-plan lounge and dining area with designer sofas, TV, dining table (for 10) and large windows sliding open to front terrace with lake and mountain view
- Open-plan kitchen and separate back kitchen, fully-equipped including large American-style fridge and other appliances
- Bedroom 1 with queen-size bed (160cm), TV and en suite shower room with separate WC

First Floor

- Master bedroom 2 with king-size double bed, day bed, access to lake-facing balcony, walk-in wardrobe and en suite bathroom with bath, shower and WC
- Bedroom 3 with two single beds (can be joined as king-size double on request), jungle theme and access to lake-facing balcony
- Bedroom 4 with standard double bed and large desk
- Family bathroom with bath and WC

Top Floor

- Loft-style space with two desk spaces, sofas, hanging pods, poufs and large triangular bay window overlooking lake

Lower Ground Floor

- TV lounge with sofas and games

Detached Maisonette Annexe

- Bedroom 5 with queen-size bed (160cm), high ceilings, mini-fridge, tea and coffee facilities and sliding doors opening to terrace overlooking garden and lake. Shower room with WC

Some bath/shower rooms are open-plan to the bedrooms.

There are fans in every room.

Outside Grounds

- Swimming pool (8x4m)
- Poolside deck with sun loungers
- Outdoor lounge
- Garden with lawn and lake view (with sloping grounds and steps)
- Front terrace (beneath semi-glass roof) with al-fresco dining table (10 guests) and barbecue
- Private lake access (2-minute walk from the house, no mooring)
- Garage (2-3 cars and space for bike/equipment storage) with fast EV charging station

Location & Local Information

Perfectly poised between the lakeside villages of Veyrier-du-Lac and Menthon-Saint-Bernard, Villa Rose Du Lac offers a truly privileged setting in a residential area close to the shores of Lake Annecy. The house is located just off the main road (and famous cycling route *Voie Verte du Lac d'Annecy*), with a summer bus stop next to the house. Guests also benefit from their own private lake access just a 2-minute walk away (do note access is fairly steep and scrambly rocks).

Both Veyrier-du-Lac (1.2km) and Menthon-Saint-Bernard (1.5km) are just minutes away by bike or car, each offering an array of local shops, bakeries, and dining experiences. Start your day with a warm croissant from one of the village boulangeries, grab fresh produce from the grocer and sample acclaimed regional cuisine at Michelin-starred Yoann Conte or the lakeside charm of Café du Port. Menthon also boasts a pharmacy, butchers and other shops, ensuring all essentials are close to hand.

For those drawn to the water, both villages host seasonal nautical centres where you can hire paddle boards, pedaloes or boats for a leisurely trip. The lakeside beaches in this area are gorgeous – look out for shallow swimming areas, paddling pools and jumping platforms as well as snack bars and restaurants (entry charges usually apply in the summer). Furthermore, Menthon's scenic promenade provides uninterrupted public access to the lake, leading all the way to the historic Palais de Menthon.

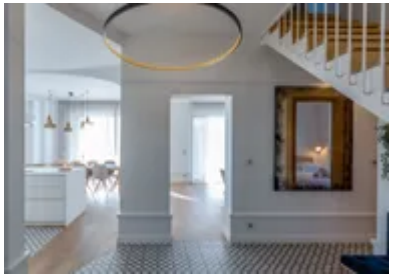
The *Voie Verte du Lac d'Annecy* offers an outstanding way to explore the lake's surroundings by bike. This cycling path loops around the entire lake (with parts on the road), offering gentle gradients and some spectacular views. From here, you can ride north to Annecy or south toward Talloires and Angon, stopping at beaches, picnic spots, and waterside cafés along the way. It's a favourite for families, fitness lovers and anyone looking to soak in the natural splendour at a leisurely pace.

Adventurers will find themselves spoiled for choice, with nearby hiking trails through Mount Veyrier, the Roc de Chère Nature Reserve, and Angon waterfall. Thrill-seekers can experience paragliding, canyoning, or the tree-top adventure park in Planfait, while experienced cyclists can challenge themselves with the ascent to Col de la Forclaz for panoramic lake views and rewarding alpine cuisine.

A day trip to Annecy (7km) is not to be missed. Just a short cycle or drive away, this vibrant lakeside town enchants with its cobbled streets, colourful canal-side houses, and lively markets. Browse chic boutiques, dine in charming bistros or relax by the lakefront promenade as swans glide across the water - Annecy's charm offers something truly memorable for every visitor.









Local Amenities

Nearest Airport	**Geneva Airport (50km)**

Nearest Airport 2	**Chambéry Airport (50km)**
Nearest Beach	**Plage de Menthon Saint Bernard (1.4km)**
Nearest Golf	**Golf du Lac d'Annecy (3km)**
Nearest Restaurant	**Local area (Within 2km)**
Nearest Shop	**Les Halles de Menthon (1.6km)**
Nearest Tennis	**Tennis Club Veyrier Du Lac (1.3km)**
Nearest Town/City	**Annecy (7km)**
Nearest Train Station	**8.5km**
Nearest Village	**Veyrier-du-Lac /Menthon-Saint-Bernard (Within 1.5km)**

What we love

- The interiors are beautiful with elegant living spaces, gorgeous bedrooms and a wonderful zen-like loft lounge with a stunning lake vista
- Whatever the weather, sit out on the covered terrace with glorious views of the lake
- On warm summer days, cool off in the swimming pool or discover lakeside beaches and watersports nearby
- Between Veyrier-du-Lac and Menthon-Saint-Bernard, this is a prime location for exploring Lake Annecy
- Hire bikes and make the most of the cycling path that passes next to the villa

What you should know...

- Sleeping up to 10 guests, there are four bedrooms in the main house and one bedroom in a separate maisonette.
- An additional bedroom on the lower ground floor can accommodate two extra guests. Please enquire for more information.
- Guests have private access to the lake just a 2-minute walk away - do note access is steep and via scrambly rocks.
- There is a bus stop on the road next to the villa and shuttle services in the height of the summer. Cycling is another great way to explore the beautiful region with the much-loved cycling path so close. However, car hire is still recommended to fully explore the area.
- You could also walk to Veyrier-du-Lac, although note there are no pavements most of the way so it may be best to stroll along the back road near the lake or simply cycle along the designated path on the main road.
- One cot and one highchair are included. Any additional equipment is available at an extra cost of €15 for a cot and €10 for a highchair, payable locally.

Terms & Conditions

- **Security deposit:** £2000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, any damage, additional cleaning required or pet evidence left in the garden will be charged against the security deposit. Dogs must not be on beds or furniture. Dogs must not be left unattended in the property. Dogs must not cause excessive noise or disturb neighbours. Failure to follow these terms, may result in loss of the security deposit.

- **Other Ts and Cs:** Please note that restaurants and other local amenities in the Lake Annecy area may be seasonal (for example, restaurants in Talloires tend to close mid-October for the winter season). 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.
 One cot and one highchair are included. Any additional equipment is available at an extra cost of €15 for a cot and €10 for a highchair, payable locally.

- **Changeover day:** Saturday in high season. Flexible during all other periods.

- **End of stay cleaning:** Extra €540, payable to Oliver's Travels with the balance payment. 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:** Small weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

- **Minimum stay:** 7 nights (short-breaks may be possible on request outside end June-end August).

- **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?:** The pool is open from approximately May to October approximately. 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.