La Charmette

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

Overview

Set above the eastern shores of Lake Annecy, La Charmette is a beautifully renovated character home commanding glorious views of the lake and surrounding mountains, with interiors that exude modern style and French charm.

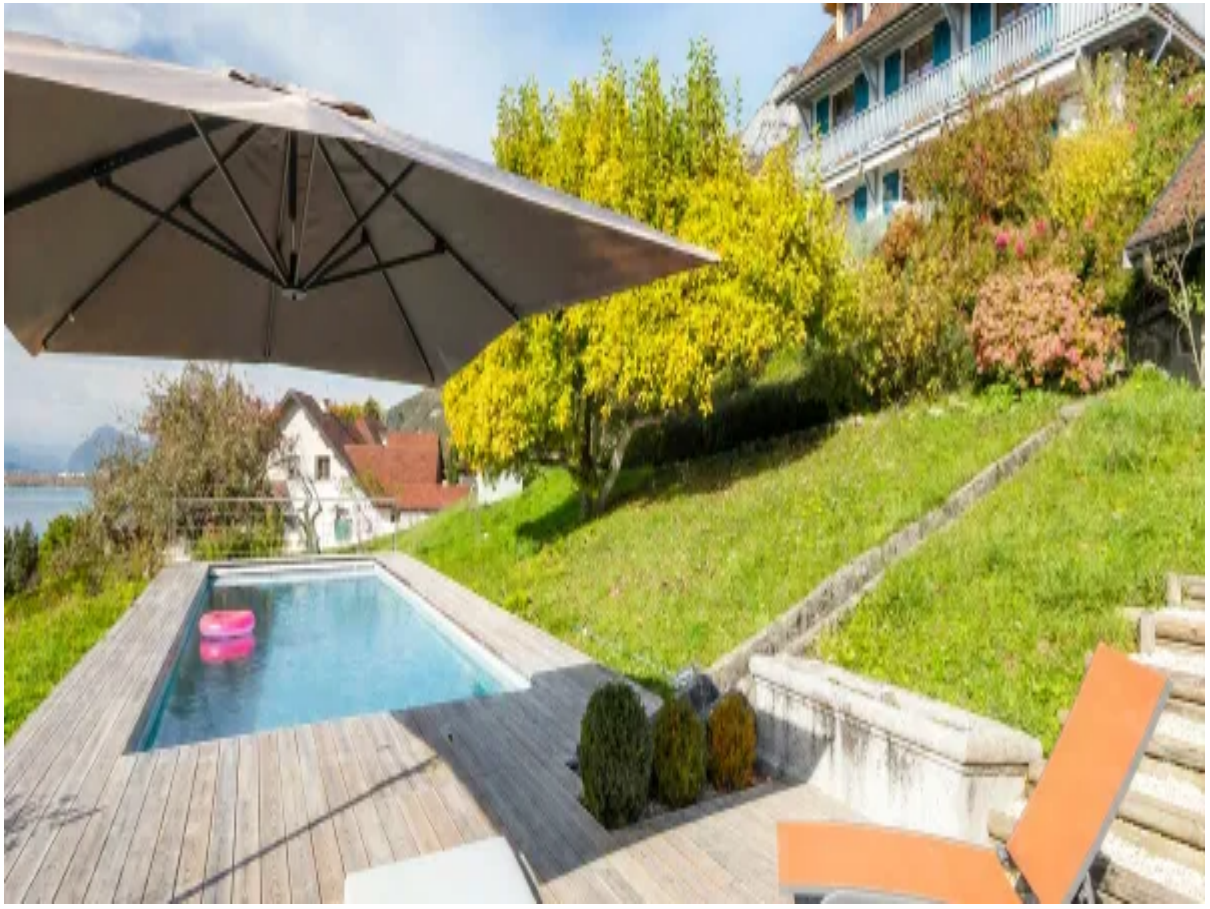
Step inside and you're greeted by a spacious entrance hall leading to an attractive well-equipped kitchen that flows seamlessly into the open-plan living and dining space with wooden floors and a beamed ceiling. Traditional shuttered windows frame the lake like a living painting, inviting you to dine al fresco on the vast terrace with stunning vistas. The dedicated TV and reading lounge is a cosy retreat, also with those mesmerising views.

Upstairs, four restful bedrooms on the first floor include two with lake-facing views and sinks, and a third with an en suite shower room. A family bathroom, additional shower room and lake-facing balcony elevate the experience, offering morning light and birdsong. The top floor continues the comfort, with a generous sleeping space with twin beds under the eaves, and a double en suite bedroom, ideal for extended families with older children or friends travelling together.

Outside, the terraced garden rolls down the hill – take the steps down to the swimming pool where you can unwind on the terrace with a beautiful outlook. Back near the house, there's a shaded courtyard and the main terrace shaded by awnings, perfect for an evening of relaxation with a chilled glass in hand.

La Charmette is perched above Veyrier-du-Lac, a picturesque village on Lake Annecy's eastern shore. Just a ten-minute walk brings you down to the village centre for bakeries, a grocer and charming eateries. Meander further to reach Plage de la Brune's beachside bliss or explore Mont Veyrier's trails rising behind the house. From cycling to canyoning, paddleboarding to paragliding, the region is a haven for outdoor enthusiasts.

Whether you're seeking restful mornings on the terrace, sun-drenched afternoons by the pool or active adventures across the region, La Charmette offers a memorable stay where the lake is your constant, breath-stealing backdrop.









Facilities

Exclusive • France250 • Villa • Boat Trips • Paragliding • Sailing • Cycling • Tennis Nearby • Canoeing/Kayaking • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Golf Nearby • Ideal for Parties • Recommended • Private Pool • Cots (Cribs) • Has Discount • Has Offer • Ideal for Teens • Special Offer • Walk to Beach •

Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Decorated for Christmas • Washing Machine • Coffee Machine • Barn • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Indoor Games • Tumble Dryer • Dishwasher • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • High Chair(s)

Interior & Grounds

Villa Interiors

Ground Floor

- Large entrance hall
- Open-plan living room with doors opening to al-fresco dining terrace with lake view
- Open-plan kitchen and dining area, well-equipped including dishwasher, kettle, espresso machine and blender
- TV and reading/games lounge with doors opening to terrace with lake view
- WC and laundry room

First Floor (via open-tread stairs)

- Bedroom with king-size bed, sink and view
- Bedroom with queen-size bed, sink and view
- Bedroom with queen-size bed, en suite shower room and terrace with view
- Bedroom with queen-size bed
- Separate shower room
- Family bathroom with bath
- Separate WC
- Wrap-around terrace with lake views (accessible from two double bedrooms)

Top Floor

- Large sleeping area with two single beds
- Separate WC and sink
- Bedroom with double bed and en suite bathroom

Outside Grounds

- Swimming pool
- Wooden poolside terrace with some sun loungers and parasols
- Large terrace with dining table, awnings and sun loungers overlooking lake and swimming pool below
- Slightly sloping garden (slopes down to the road below, unenclosed) and many steps
- Front courtyard with flowers, small table and space for bike parking
- Carport (limited height) for 2 cars









Location & Local Information

Overlooking the eastern shores of Lake Annecy, La Charmette enjoys a perched residential setting above the main lake road, around a 10-minute walk from Veyrier-du-Lac village and only 6.5km from the historic lakeside town of Annecy.

To reach La Charmette, you will need to drive up a steep, narrow road and there is a carport at the house (the road and parking area is not suitable for very large vehicles). You can walk down to the village centre where you will find two bakeries, a grocery store and pizzeria. Continue further towards the lake and the popular Plage de la Brune (1.2km) with its diving board, summer paddling pool, seasonal watersports (kayaks, pedal boats, boat hire) and nearby tennis courts (entry fees usually apply to certain lakeside beaches in the summer). Veyrier-du-Lac is also home to several restaurants including the Michelin starred Yoann Conte (2km).

For nature lovers and adventure-seekers, La Charmette is a gateway to the outdoors. Sitting at the base of Mont Veyrier, the villa offers direct access to a network of invigorating forest trails that climb to panoramic viewpoints over Lake Annecy. Meanwhile, cyclists will relish the nearby lakeside bike path (*Voie Verte du Lac d'Annecy*) and a variety of road and mountain biking routes. The region is also home to thrilling activities such as canyoning, via ferrata and rock climbing.

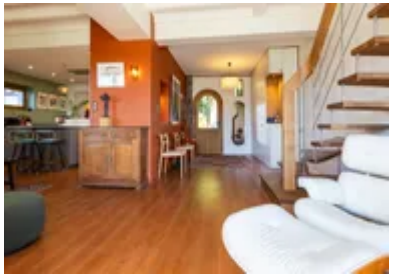
From Veyrier-du-Lac's waterfront, you can catch a scenic summer boat shuttle for a tranquil cruise around the lake or to explore the enchanting Old Town of Annecy. In the summer months, free electric shuttles and e-bikes make local travel both easy and sustainable, encouraging exploration of the neighbouring villages and Annecy's bustling streets and canals.

Local Amenities

Nearest Airport	**Geneva Airport (48km)**
Nearest Airport 2	**Chambéry Airport (50km)**
Nearest Beach	**Lakeside Plage de la Brune (1.2km)**
Nearest Golf	**Golf du Lac d'Annecy (5km)**
Nearest Restaurant	**Veyrier-du-Lac (Within 2km)**
Nearest Shop	**Veyrier-du-Lac (1km)**
Nearest Supermarket	**Utile Supermarché (2.5km)**









Nearest Tennis	**Tennis Club Veyrier Du Lac (1.2km)**
Nearest Town	**Annecy (6.5km)**
Nearest Train Station	**Annecy (7km)**
Nearest Village	**Veyrier Du Lac (Within 1km)**

What we love

- Commanding lake views from the vast terrace, perfect for morning coffee and al-fresco dining
- Stylishly renovated interiors blending French charm with modern elegance – we love the shuttered windows, wooden floors and lake-facing balcony
- Cool off in the swimming pool within the terraced garden – an idyllic spot to unwind with sensational views
- Stroll down to Veyrier-du-Lac for bakeries, high-end dining and a beautiful lakeside beach.
- Adventurers will love hiking Mont Veyrier and watersports on Lake Annecy, both just moments away

What you should know...

- Due to the layout of the property, no more than 4 children between the ages of 4 and 18 are permitted to stay at La Charmette. Please enquire for further information.
- Due to the steps and steep grounds outside, and the open staircase inside the house, this villa is not suitable for young children or guests with limited mobility. Children will need to be supervised at all times. At the very end of the sloping grounds is the main road.
- There are four bedrooms on the first floor and two bedrooms on the top floor, one of which is an open loft-style sleeping area with two single beds – please see the “Layout” tab for details.
- It is also worth noting that the road leading to the parking area and carport is narrow and not suitable for large vehicles.

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?:** Not allowed.

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

- **End of stay cleaning:** Extra €660, 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:** Weddings 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.

- **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.