

Talloires Lakehouse Villa

Region: Rhone-Alpes Sleeps: 15

Overview

Framed by the sparkling waters of Lake Annecy and the soaring peaks of the French Alps, Talloires Lakehouse Villa allows you to experience nature's grandeur. From the moment you arrive, picture-book windows invite the outdoors in, bathing space in natural light and spectacular views.

Oak parquet and attractive furnishings set the tone for the villa's sleek Scandinavian-inspired interiors, where elegance meets relaxed mountain living. The highlight of the house has to be the main living space that flows seamlessly from a state-of-the-art kitchen, with granite worktops and a central island, to an open-plan dining and lounge. Slide open the doors to the expansive terrace, where long summer evenings unfold over barbecued feasts and sundowner cocktails at the outdoor bar. We also love the separate TV lounge with its home cinema.

Across four levels, the villa accommodates up to 15 guests in nine thoughtfully designed bedrooms, some with en suite bathrooms or showers in the room. Upstairs, the master suite commands unobstructed lake views from its bath, while the attic retreat, recently renovated, offers its own suspended terrace and panoramic outlook. Downstairs, a self-contained 2-bedroom apartment provides additional privacy and there's also an annexe with a bedroom and office space.

Talloires itself is a postcard-perfect Alpine village just five minutes' walk away. Wander to the *boulangerie* for your morning pastries, hire bikes from the café, then hop on Lake Annecy's famous cycling path just down the road (lockable bike storage is available). Summer brings buses and boat shuttles into Annecy, while local beaches, paddleboards, tennis courts and hiking trails promise days full of activity. As evening falls, enjoy lakeside dining or a quiet film at the village cinema or drive into the historic town of Annecy, known as "The Venice of the Alps".

Whether you're travelling with friends or family, Talloires Lakehouse Villa sets the stage for an unforgettable escape. Here, every morning begins with a view, and every evening ends with a sense of calmness only the lake can offer.

Facilities

Boat Trips • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Tennis Nearby • Walking/Hiking Paths • Walk to Village • Cycling • Sailing • Paragliding • Ideal for Kids • Villa • Weddings • Recommended • Golf Nearby • Special Offer • Has Discount • Walk to Beach • Pets on Request • Ideal for Teens • Beach Nearby • Modern • <1hr to Airport • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Washing Machine • Outstanding



Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Indoor Games • DVD • Tumble Dryer • Dishwasher • Smart TV • Home Cinema • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • Swings • Trampoline

Interior & Grounds

Main Villa Interiors (with open-tread stairs)

Main Floor

- Open-plan living and dining room with large windows and lake views
- Open-plan kitchen, fully-equipped with granite worktops, central island and high-end appliances including American-style fridge-freezer with ice maker, dishwasher, two sinks and a large induction hob. Doors slide open to dining terrace with lake views
- Second kitchen/ laundry room with sink, dishwasher, washing machine, dryer and induction hob
- TV lounge with sofas, armchairs, home cinema, books, games and DVDs
- WC

Second Floor

- Master bedroom with double bed and en suite bathroom with bath (with lake view), shower and toilet
- Bedroom with double bed, shower and basin
- Bedroom with double bed
- Bedroom with two single beds
- Bedroom with two single beds
- Shared en suite shower and basin (shared between two bedrooms)
- Separate bathroom with bath/shower and basin
- WC

Some of the baths/showers are open-plan to the bedroom

Attic Floor

- Master bedroom with king-size double bed, air-conditioning, living area with mini fridge and coffee machine, bathroom (with shower, toilet and and suspended roof terrace with breathtaking view

Lower Level Annexe

- Bedroom with double bed and separate home office, both with lake views
- WC and basin

Self-contained Lower Level Apartment

- Open-plan living-dining room and kitchen with doors opening to terrace with dining table, barbecue and seating area
- Bedroom with double bed and doors opening to terrace
- Bedroom with two single beds
- Shower room
- WC

Outside Grounds

- Large terrace with al-fresco dining table, outdoor seating, bar, barbecue and lake view (including an all-weather sheltered area)
- Lower level apartment terrace with dining table, barbecue and outdoor seating
- Attic roof terrace
- Lower Alpine garden (via rocky steps and sloping/different levels) with



trampoline, climbing rope and swing

- Parking (up to six cars)

- Lockable bike storage (up to 10 bikes)

Location & Local Information

On the eastern shores of Lake Annecy, Talloires is a picture-perfect alpine village where dramatic mountain backdrops meet the shimmering waters of one of Europe's most beautiful lakes.

Talloires Lakehouse Villa is located a short 5 to 10-minute walk from the village – the house is perched on a hill above the main road that runs parallel to the eastern shore of the lake. Walk slightly down the hill, cross the road and within a couple of minutes you will find yourself in the heart of the village, where cobbled streets wind past a boulangerie, grocery store, tabac and a cycle café perfect for renting bikes to explore the area. Catch a film at the village's cosy cinema, where both blockbusters and independent titles are shown, often in the original language. The village is also loved for its gastronomy including high-end restaurants overlooking the lake.

Talloires' inviting lakefront is also home to a seasonal beach complete with diving boards, jumping platforms, paddling pool, volleyball court and a lively pizzeria hosting regular live music (do note, entry fees often apply to lakeside beaches in the summer). The nearby nautical centre offers a range of watercraft for hire, from kayaks and paddleboards to pedal boats.

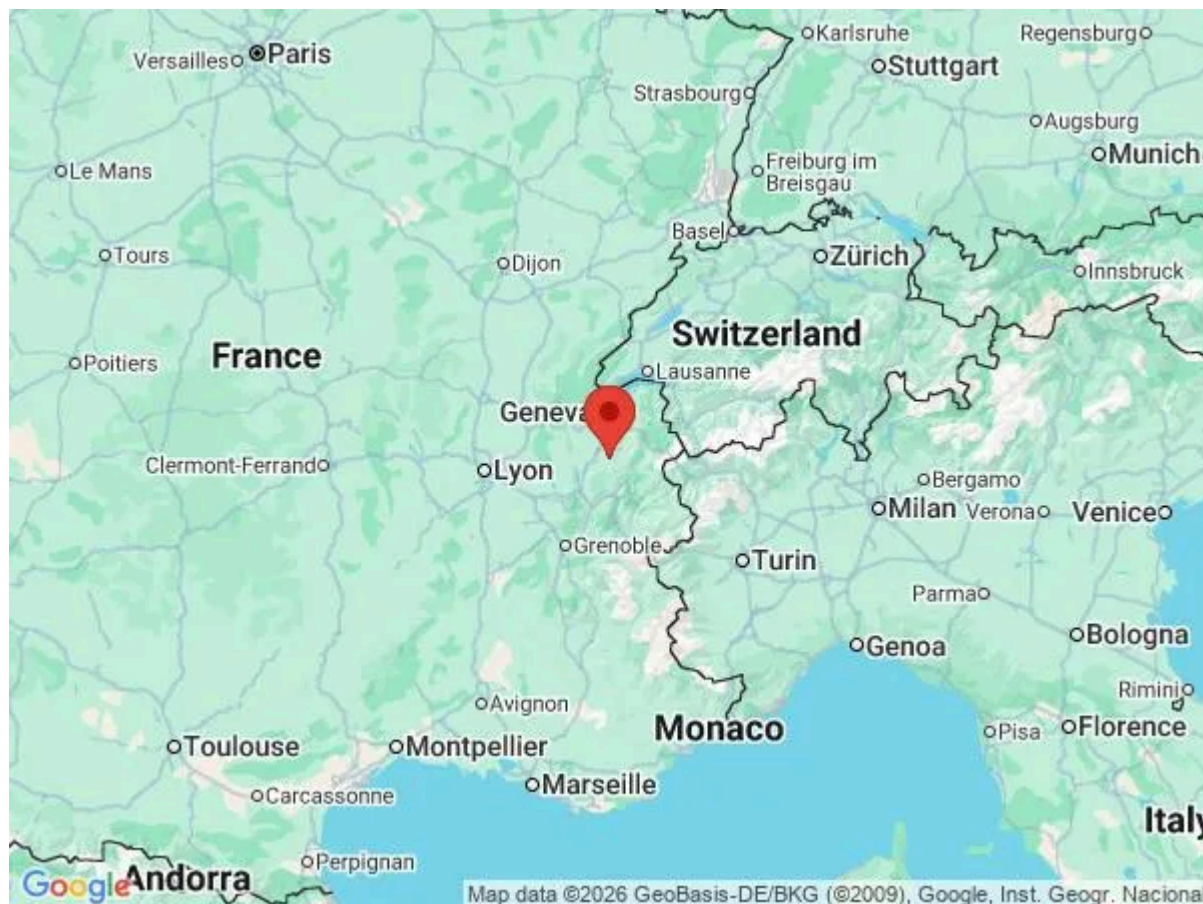
Whether you're hiking to panoramic viewpoints, canyoning in the hills, playing tennis in scenic surrounds, or pedalling along the famous Lake Annecy cycle path, Talloires is an outdoor lover's paradise. For a more laid-back day, summer boat shuttles glide across the lake to Annecy's old town and neighbouring villages.

Guests can also take advantage of the local electric bike scheme, or hop on a summer bus into Annecy (12.5km), both just a short walk from your doorstep. Bike hire can be arranged (ask about reserving bikes to be dropped off at the villa if you are staying a minimum of one week). There are many excellent cycling opportunities across the area (the owners are keen cyclists and can advise) and lockable bike storage for up to 10 bikes is available at the villa.

Other gems of the region waiting to be explored include Menthon-Saint-Bernard (4km) with its fairy-tale chateau and lakeside promenade, Veyrier-du-Lac (7km) with its high-end restaurants or the idyllic landscapes of the Réserve Naturelle du Roc de Chère, home to Golf du Lac d'Annecy (2.5km).

Local Amenities

Nearest Airport	Geneva Airport (54km)
Nearest Airport 2	Chambéry Airport (55km)
Nearest Beach	Plage Municipale de Talloires (800m)
Nearest Golf	Golf du Lac d'Annecy (2.5km)



Nearest Restaurant	Talloires (Within 500m)
Nearest Shop	Talloires (400m)
Nearest Tennis	Restaurant Tennis Mini Golf Talloires (300m)
Nearest Town	Annecy (12.5km)
Nearest Train Station	Annecy (13km)
Nearest Village	Talloires (400m)

What we love

- Soak up sensational views of Lake Annecy and the French Alps from the wonderful terrace and bar facing the lake
- The main open-plan level blends a sleek kitchen, stylish dining space and living area, all with lake views, next door to the TV lounge with home-cinema
- The master bedroom boasts a bath with incredible vistas of the lake while the attic room offers its own roof terrace and panoramic views
- Just a short stroll to postcard-perfect Talloires, with its boulangerie, village shops, beach and high-end restaurants by the lake
- This is a cyclist's paradise! Bring your own bikes or hire them to explore Lake Annecy's famed cycle path to reach local villages, nearby beaches and even the historic town of Annecy - the villa features lockable bike storage

What you should know...

- Sleeping a maximum of 15 guests, there are six bedrooms in the main part of the house, one bedroom in a lower level annexe and two bedrooms in a self-contained lower apartment. Please see the "Layout" tab for details.
- Families are warmly welcomed at Talloires Lakehouse Villa – do note that young children will need to be supervised on the open-tread stairs and across the sloping/rocky grounds on different levels.
- It is also possible book the upper part of the villa (see Talloires Lakehouse Upper Villa (<https://www.oliverstravels.com/france/south-of-france/rhone-alpes/annecy/talloires-lakehouse-upper-villa/>) for 12 guests) and the lower apartment (see Talloires Lakehouse Lower Apartment (<https://www.oliverstravels.com/france/south-of-france/rhone-alpes/annecy/talloires-lakehouse-lower-apartment/>) for 4 guests) separately for smaller groups.
- Please note that, due to some recent tree-felling, some of the woodland bordering the property has been cut down, leaving an exposed bank at the rear of the garden. A fence is due to be put up by May but any guests travelling with small children or pets should please take care and pay extra attention around this area.

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.
- **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.
- **Changeover day:** Saturday in high season. Flexible during all other periods.
- **End of stay cleaning available?:** 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.
- **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.
- **Other 3:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note there is a curfew of 10.30 p.m. for noise.
- **Minimum stay:** 7 nights (short-breaks may be possible on request outside end June-end August).
- **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).
- **Noise policy :** Guests are asked to respect 'Quiet time' both inside and on the terrace between 10.00 p.m. and 8.00 a.m. There is a 10.30 p.m. curfew for noise at this property.