Talloires Lakehouse Upper Villa

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

Overview

With stunning Lake Annecy vistas and just a short walk to charming Talloires, this architect-designed residence showcases striking contemporary design. Through vast picture windows, breathtaking lake and mountain views command attention, while sleek interiors evoke a sense of airy Scandinavian refinement.

Meticulously renovated, the top floors of this exceptional home now offers a masterful balance of luxury and comfort. On the main level, the stylish open-plan kitchen, dining and living area flows effortlessly from one end to the other, creating a vibrant hub for socialising, whilst there is also a TV lounge with home cinema. State-of-the-art appliances, granite worktops and a central island make the kitchen a joy for cooks. From the living space, the expansive terrace is an idyllic spot for sunset aperitifs, barbecues or simply soaking in the ever-changing lake views.

Six beautifully appointed bedrooms (some with lake views) provide restful accommodation for up to 12 guests. One of the en suite bedrooms features a decadent bath with a lake vistas – a true highlight of your stay! We also love the newly converted attic master suite, complete with a king-size bed, suspended terrace and glorious panoramas.

There is also the option to add a lower level annexe bedroom and small office area, ideal if you need a little extra space (for an additional cost). Furthermore, the villa's lower apartment (https://www.oliverstravels.com/france/rhone-alpes/annecy/talloires-lakehouse-lower-apartment)is rented separately – you share access to the alpine garden (with trampoline and swing) and parking/grounds.

Located in the picturesque village of Talloires, this modern holiday home is just a short stroll to the vibrant village centre and lakeside. This postcard-perfect spot is a haven for outdoor enthusiasts, with activities ranging from paragliding and canyoning to paddleboarding and scenic cycling - this area is especially popular with cyclists and access to lockable bike storage is available.

Whether gathered with family, enjoying a cycling holiday or escaping into nature, Talloires Lakehouse Upper Villa offers a stylish getaway where mountain air and lakeside luxury meet.

Facilities

Cycling • Walk to Village • Walking/Hiking Paths • Ideal for Kids • <1hr to Airport • Exclusive • Horse Riding • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Recommended • Sailing • Golf Nearby • Skiing • Paragliding • Boat Trips • Pure France • Ideal for Teens • Has

Discount • Special Offer • Cots (Cribs) • Pets on Request • Walk to Beach • Instagrammable • Beach Nearby • Modern • Townhouse/Apartment • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • BBQ • Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Indoor Games • DVD • Tumble Dryer • Dishwasher • Smart TV • Home Cinema • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • Swings • Trampoline • High Chair(s)

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

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
- 2 x separate toilets

Some of the bath/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 basin) and suspended roof terrace with breathtaking view

Outside Grounds

- Large terrace with al-fresco dining table, outdoor seating, bar, barbecue and lake view (including an all-weather sheltered area)
- Attic roof terrace
- Shared access to lower Alpine garden (via rocky steps and sloping/different levels)
- Shared access to trampoline, swing and climbing rope
- Shared access to parking (max four spaces)
- Shared access to lockable bike storage

Please note that the grounds around the property shared with Talloires Lakehouse Lower Apartment (https://www.oliverstravels.com/france/rhone-alpes/annecy/talloires-lakehouse-lower-apartment)

There is also a lower level annexe (on the same level as the Lower Apartment) with a double bed, small office space and WC (no bathroom), available on request only for an additional supplement.

Location & Local Information

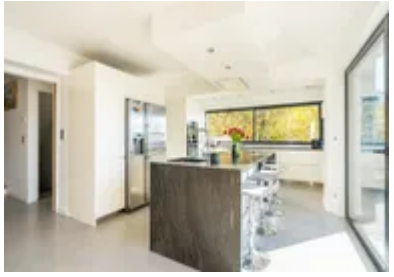
On the eastern shores of Lake Annecy, the village of Talloires is a blend of alpine character and lakeside charm, offering a quintessential French escape. Talloires Lakehouse Upper Villa is located a short 5 to 10-minute walk from the village, set on a hillside above the main road that runs parallel to the lake. Simply walk slightly down the hill, cross the road and within a couple of minutes you will find yourself in the heart of the village.

Begin your day with a fresh croissant from the boulangerie or rent a bicycle from the cycle café to explore the Lake Annecy cycle path. The village hosts a small cinema, showing international films in an intimate setting, and food lovers will delight in the fine restaurants offering exceptional gastronomy, some with amazing views. Look out for the lovely Thursday morning market that takes place on the village square in the summer months.

On warm summer days, the village's lively lakefront beckons. The village beach features diving boards, a paddling pool, volleyball court and a vibrant pizzeria with live music, perfect for unwinding with family or friends (facilities are seasonal and entry fees usually apply for lakeside beaches). The nearby nautical centre invites you to explore the lake at your own pace, with kayaks, paddleboards and pedal boats all available for hire.

Adventure calls from every corner, whether you're hiking to breathtaking viewpoints, canyoning in the nearby gorges, or playing tennis and golf. For something gentler, hop aboard a summer boat shuttle to Annecy's enchanting old town (12.5km) or neighbouring lakeside hamlets. Electric bikes and seasonal buses in the summer also make exploring effortless and environmentally friendly. The area is especially popular with cyclists - the owners can advise you on a variety of excellent routes and lockable bike storage is available.

Venture to discover the fairy-tale Château de Menthon-Saint-Bernard (6km), the gastronomic delights of Veyrier-du-Lac (6.5km), or the untamed beauty of the Réserve Naturelle du Roc de Chère (1.5km), home to the picturesque 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

- Admire incredible views of Lake Annecy and the French Alps from the idyllic terrace and bar facing the lake
- The main open-plan level blends a stylish kitchen, elegant dining space and living area, all with lake vistas, next door to the cosy TV lounge with home-cinema
- Enjoy a luxurious bath with a lake view next to the master bedroom or appreciate the panoramic views room the attic room with its own private terrace
- You can walk down to postcard-perfect Talloires with its bakery, weekly summer market, lakeside beach and restaurants
- Hire bikes to explore Lake Annecy's much-loved cycle path to reach nearby villages, beaches and the beautiful town of Annecy - lockable bike storage is available at the property

What you should know...

- The 12-person rate includes six bedrooms in the main part of the house.
- On the lower floor of the property, Talloires Lakehouse Lower Apartment (https://www.oliverstravels.com/france/south-of-france/rhone-alpes/annecy/talloires-lakehouse-lower-apartment/) is rented out separately and you share access to the surrounding garden/grounds and parking area.
- Should you wish to enjoy exclusive use of the property, please see Talloires Lakehouse Villa (https://www.oliverstravels.com/france/south-of-france/rhone-alpes/annecy/the-talloires-lakehouse-villa/) (which includes the lower apartment and annexe).
- Please note that the Upper Villa is not usually available to rent on its own over peak dates including July & Augst.
- Families are warmly welcomed here – do note that young children will need to be supervised on the open-tread stairs and across the sloping/rocky grounds (with steps) on different levels.
- Some of the en suite bathrooms are open-plan to the bedrooms.
- There is another resident who lives within the grounds - they remain discreet at all times.
- 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?:** One pet, on request only and with prior agreement with the owner.

- **Other Ts and Cs:** Small weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges - to do so, Talloires Lakehouse Villa (the full villa) must be booked and the noise curfew is 10.30 p.m.
 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:** 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.

- **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:** 2026: 7 nights in high season. Flexible during all other periods. 2027: 7 nights in high season. 3 nights during all other periods.

- **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 the apartment 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.