

# Talloires Lakehouse Lower Apartment

Region: Rhone-Alpes Sleeps: 4

## Overview

Within walking distance to the beautiful shores of Lake Annecy, this apartment boasts wonderful views of one of France's most captivating landscapes. On the lower floor of an architect-designed villa, this apartment combines contemporary comfort with breathtaking vistas from its terrace, the perfect setting for leisurely mornings, al-fresco dining and twilight barbecues.

With its own private entrance, the indoor living space is open, bright and inviting. An open-plan kitchen, dining and living area flows seamlessly onto the terrace, allowing lake views to frame your everyday moments. The apartment sleeps four across two well-appointed bedrooms: one with a comfortable double bed, the other with two singles. The double bedroom enjoys direct access to the terrace and views over the lake, making every morning feel like a postcard come to life.

Just a 5 to 10-minute walk brings you to the edge of Lake Annecy and into the heart of Talloires, a village that epitomises Alpine charm. Framed by mountains and forests, Talloires is beloved by outdoor enthusiasts and food lovers alike. From summer water sports and hiking to cycling and paragliding, adventure is always within reach. The village also offers an exceptional culinary scene, including lakeside pizza at the Savoyarde and fine dining at the Michelin-starred Auberge de Pere Bise.

Whether basking in the summer sun, experiencing the region's excellent cycling or enjoying the snowy calm of winter, this 2-bedroom apartment with lake view invites you to slow down and savour the view.

## Facilities

Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Walking/Hiking Paths • Walk to Village • Sailing • Paragliding • Recommended • Golf Nearby • Walk to Beach • Pets on Request • Has Discount • Special Offer • 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 • Dishwasher • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • Swings • Trampoline



# Interior & Grounds

## Lower Level Apartment Interiors

- Open-plan living-dining room and kitchen with doors opening to terrace with dining table, barbecue and seating area, all with lake view (no TV)
- Bedroom with double bed and doors opening to terrace with lake view
- Bedroom with two single beds
- Shower room
- WC



## Outside Grounds

- Terrace with al-fresco dining table, outdoor seating, barbecue and lake view
- Shared access to lower Alpine garden (via rocky steps and sloping/different levels) with trampoline, climbing rope and swing
- Shared access to parking (two cars)
- Shared access to lockable bike storage

*Please note that the grounds around the property (excluding the apartment's own terrace) are shared with Talloires Lakehouse Upper Villa (<https://www.oliverstravels.com/france/rhone-alpes/annecy/talloires-lakehouse-upper-villa>).*

*There is also a lower level annexe with a double bed, WC and small office space (no bathroom), available on request only for an additional supplement (this annexe can also be rented out separately by guests in the Upper Villa).*



# Location & Local Information

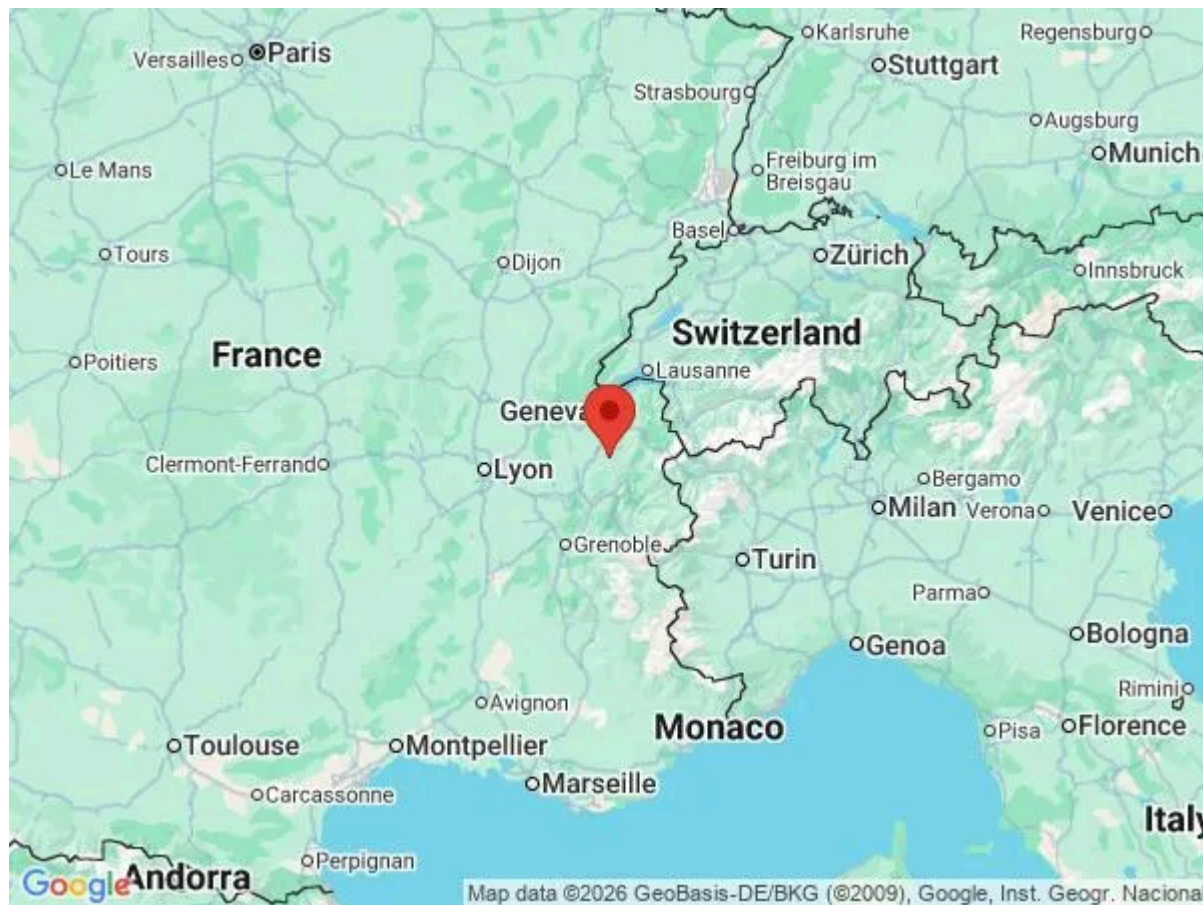
Talloires Lakehouse Lower Apartment is located a short walk from the pretty lakeside village of Talloires – the property is perched on a hill just above the main road that connects the eastern shore of the lake, with easy access to the cycling lane that heads towards Annecy (12.5km). Just stroll slightly down the hill, cross the road and within a couple of minutes you will find yourself on the village square.

Here, meandering cobbled streets reveal a host of local delights – from a welcoming boulangerie for your morning pastries to a grocery store, tabac and a charming cycle café ideal for hiring bikes. The village cinema regularly screens both international hits and art-house films, often in their original language. For gourmets, Talloires is a true find, renowned for its exceptional lakeside dining and elegant restaurants with postcard-perfect views. Don't miss the Thursday morning market if staying in the summer months.

Talloires' shoreline is just as enticing, boasting a vibrant seasonal beach where families and friends gather for sunny afternoons on the grass. Dive into the lake from jumping platforms, cool off in the paddling pool or challenge friends at the volleyball court. A lively pizzeria at the water's edge provides the perfect spot to unwind, often accompanied by live music. The adjacent nautical centre offers kayaks, paddleboards and pedal boats for hire, an effortless way to experience the lake's crystal-clear waters.

Outdoor enthusiasts will find endless opportunities for adventure, from canyoning in nearby hills and hiking to dramatic viewpoints, to playing tennis or golf in picturesque surrounds. The Lake Annecy cycle path provides a spectacular ride parallel to the shoreline, while summer boat shuttles offer a scenic and serene journey across the water to Annecy's old town or nearby villages. Electric bike hire and summer buses also connect you with local gems beyond Talloires. Cycling is very popular across the area and the owners can advise on excellent routes - lockable bike storage is available.

Just a short distance away, Menthon-Saint-Bernard enchants with its fairytale château and lakeside promenade, while Veyrier-du-Lac offers upscale restaurants with unforgettable views. Don't miss the nearby Réserve Naturelle du Roc de Chère – a haven of tranquillity and home to the Golf du Lac d'Annecy, all just a few minutes from your door.



## Local Amenities

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



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

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## What we love

- Bright and modern interiors flow seamlessly onto the stylish decked terrace with an incredible vista
- Soak up panoramic lake views from the terrace – ideal for al-fresco dining and barbecues as the sun sets
- It's a short stroll to Lake Annecy and the charming village of Talloires, known for its alpine beauty and culinary delights
- Foodies will love the local dining – from lakeside pizza to Michelin-starred cuisine
- Outdoor adventures abound nearby, including hiking, paragliding, summer water sports and excellent cycling (lockable bike storage is available)

## What you should know...

- This self-contained apartment is on the lower ground floor of a large villa. The other parts of the villa (a lower floor annexe and the floors above the apartment) are rented out separately - see Talloires Lakehouse Upper Villa (<https://www.oliverstravels.com/france/south-of-france/rhone-alpes/annecy/talloires-lakehouse-upper-villa/>). 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 rest of the property).
- Please note that the apartment is not usually available to rent on its own over peak dates including July & August.
- Families are warmly welcomed here – do note that young children will need to be supervised across the sloping/rocky grounds on different levels.
- There is another resident who lives within the grounds - they remain discreet at all times.
- 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:** £250 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:** 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.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €120, 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?:** Outside only.
- **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:** 4 nights. All other durations on request.
- **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.