

# Lakehouse Annecy

**Region:** Rhone-Alpes **Sleeps:** 15

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## Overview

With its shimmering waterfront terrace and private pontoon stretching out onto the pristine waters of Lake Annecy, this exceptional lakeside residence offers a front-row seat to the changing moods of the lake. Light pours into the open-plan living space designed with modern elegance and convivial warmth, inviting you to gather, relax and soak in the beauty that surrounds you.

Set across three levels, Lakehouse Annecy is an exceptional abode that effortlessly balances comfort and style. The ground floor features a sleek American-style kitchen open-plan to the large living-dining area, with large windows framing the incredible vistas. A separate TV lounge is a welcome respite after a busy day exploring, whilst table football and ping-pong will keep all ages entertained.

Lakehouse Annecy hosts up to 15 guests across nine beautifully appointed bedrooms, eight of which feature air-conditioning. Some of our favourites include the three bedrooms in the ground-floor family wing, or fall in love with the three first-floor double bedrooms with en suite bathrooms, TVs and wonderful views. At the top of the house, a superb studio bedroom, complete with kitchenette, lounge and a gorgeous open bathroom, provides an ideal sanctuary for couples or those seeking added privacy.

Outdoors, it's simply idyllic as you relax on the generous terrace and lawn that lead directly to the lake's edge. Spend sunny days lounging on sun loungers beside the water's edge, paddleboarding from the pontoon or dining al-fresco at one of the two spacious outdoor settings, with barbecue and chilled wine at the ready. In cooler months, the newly added wood-fired hot tub ensures warmth and relaxation.

Just 16km by bike or car from Annecy, known as the Venice of the Alps, this southern lakeside setting is ideal year-round. From serene swims and hiking trails in summer to skiing in the nearby Aravis resorts come winter, the region is a natural playground. Restaurants, vineyards and vibrant festivals await, while a local summer ferry offers scenic trips.

Lakehouse Annecy caters to every need - be it breakfast deliveries, private chefs, yoga sessions or mountain adventures. Whether you're hosting a family gathering or getaway with good friends, every detail is tailored for ease, enjoyment and unforgettable moments overlooking the water.

## Facilities

BBQ • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Exclusive • Sailing • Waterfront • Walking/Hiking Paths • Scuba Diving • Paragliding • Boat Trips • Hairdryer



• TV • Lakes and Mountains • Weddings • Walk to Beach • Wi-Fi/Internet  
• Villa • Recommended • Washing Machine • Golf Nearby • Air-Con •  
Wow Factor • Games Room • Table Tennis • Beach Nearby • Boat Access  
• Laptop Friendly Workspace • Indoor Games • Climbing • Water  
excursions/Boat trips • Forest park/High-rope course • Boules/Petanque •  
Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport •  
Tumble Dryer • Dishwasher • Outdoor Games • Table Football • Working  
Fireplace/Woodburner • Heating • Parking Space • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## House Interiors

### Ground Floor

- Open-plan lounge and dining room with doors opening to terrace
- Open-plan American-style kitchen
- TV lounge with TV, table football, books and access to enclosed terrace with ping-pong table and outdoor furnishings
- Family bathroom (off TV lounge) with shower and toilet
- Bedroom with queen-size double bed and open-plan en suite open-plan Italian bathroom with WC

### Ground Floor – Family wing

- Bedroom with king-size double bed, air-conditioning and en suite family bathroom with shower, freestanding bath and toilet
- Bedroom with two single beds and air-conditioning
- Bedroom with two single beds and air-conditioning

### First Floor

- Bedroom with queen-size double bed, air-conditioning, TV and en suite bathroom with shower, toilet and basin
- Bedroom with queen-size double bed, air-conditioning, TV and en suite bathroom with shower, bath, toilet and basin
- Bedroom with queen-size double bed, air-conditioning, TV and en suite bathroom with with bath (with shower over bath), toilet and basin
- Bedroom with bunk-bed and air-conditioning
- Separate shower room with toilet

### Second Floor (attic)

- Studio bedroom with king-size double bed, air-conditioning, TV, lounge area, kitchenette and open bathroom with bath/shower and separate shower

*Some of the en suite bathrooms are open-plan to the bedrooms*

## Outside Grounds

- Large terrace with outdoor lounge and al-fresco dining area
- Lakeside terrace with sun loungers and al-fresco dining table and chairs
- Barbecue and outdoor fridge
- Wood-fired Nordic hot tub
- Green lawn area
- Pétanque court
- Hammocks and fat boys seating
- Direct lake access and ponton
- River frontage
- Paddleboards (x4)
- Mooring buoy (on request, at an extra charge)
- Car parking (4-5 cars)
- Garage (for cars and bike/sports equipment storage)

## Other Facilities



- Air-conditioning (main salon and eight bedrooms only)

*Coastal law means that public access along the waterfront is granted at all times – this means members of the public are legally allowed to walk through the property grounds.*



# Location & Local Information

At the southern tip of the lake, Lakehouse Annecy enjoys an exceptional and privileged setting on the waterfront with direct access to Lake Annecy.

Bordering both the lake and river, there is a pontoon for lake access and a mooring buoy can be hired (on request, at an additional cost). Just set back from the main road and close to the Bout du Lac Nature Reserve, this stunning abode offers natural beauty without sacrificing convenience, placing an abundance of lakeside leisure just moments away.

Just a short stroll away, two seasonal watersports clubs offer wakeboarding, windsurfing, kayaking, paddleboarding and sailing. For those who prefer land-based pursuits, tennis courts can be found opposite a nearby summer campsite, while the lakeside *voie verte* cycle path, directly across from the villa, provides 42 kilometres of superb riding through stunning scenery (mainly car-free, especially along the western shores). For more serious cyclists, the surrounding cols (frequent stages of the Tour de France) promise exhilarating climbs and epic views.

The area is a paradise for adventure-seekers. Lake Annecy is world-famous for paragliding, with local operators offering tandem flights and courses from La Forclaz and Planfait, landing nearby in Doussard. Closer to home, the Bout du Lac Reserve offers gentle walking trails, while more challenging hikes lead to panoramic viewpoints at Le Taillefer and Col de la Forclaz. Those craving adrenaline will find canyoning, rock climbing and via ferrata on offer across the region.

When it's time to unwind, a rich array of restaurants awaits, whether it's lakeside dining within walking distance or local favourites in nearby villages within a short drive or bike ride. There are also summer boat trips nearby for panoramic lake tours and trips to Annecy town.

With its unparalleled setting and wealth of nearby activities, Lakehouse Annecy is an idyllic launchpad for lakeside living and Alpine adventure alike.



## Local Amenities

Nearest Airport	Chambéry (59km)
Nearest Airport 2	Geneva Airport (63km)
Nearest Beach	Plage de Doussard (Within 700m)
Nearest Golf	Golf du Lac d'Annecy (11km)
Nearest Restaurant	Local lakeside restaurant (450m)



Nearest Shop	Vival grocery store (600m)
Nearest Tennis	Doussard Tennis Club (500m)
Nearest Town	Annecy (16km)
Nearest Train Station	Annecy (17km)
Nearest Village	Doussard (2.5km)
Nearest Village	Duingt (5km)

## What we love

- This exceptional villa enjoys a privileged setting on the lakefront, perfect for al-fresco dining with the most incredible vistas
- Spend long summer afternoons lounging next to the lake or make the most of the hot tub on cooler days
- Enjoy entertainment for all ages with a TV lounge, table football and ping-pong as well as paddleboards for lake adventures - it's such a great house for extended families
- There are lovely views from the upper bedrooms
- Stroll or cycle to lakeside restaurants, discover nearby watersports, hop on summer ferries or try out superb winter activities in the nearby mountains

## What you should know...

- Air-conditioning is only featured in the main salon and in eight of the nine bedrooms - please see the "Layout" tab for details.
- The advertised rate is for a maximum of 15 guests, though please note one of the beds is a bunk bed. If additional guests would like to stay, please contact us for a personalised quote at the time of booking.
- With direct and fully open access to the lake (and river), it goes without saying that children will need to be supervised carefully.
- It is important to note that coastal law means that public access along the waterfront is granted at all times – this does mean that members of the public are legally allowed to walk through the property grounds.
- There is a nearby bus line, however a car is strongly recommended.

# 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:** The advertised rate is for a maximum of 15 guests. If additional guests would like to stay, please contact us for a personalised quote at the time of booking.
- **Changeover day:** Saturday in high season. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €650 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:** Under the coastal law, public access must be allowed along the shoreline, meaning a member of the public may cross the lakeside portion of the property.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, fire and damage, personal liability and any accidental damage caused during their stay. This must be presented upon arrival.
- **Other 3:** Air-conditioning is only featured in the main salon and in eight of the nine bedrooms - please see the "Layout" tab for details. Please also 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.
- **Minimum stay:** 7 nights (short-breaks may be possible on request outside end June-end August).
- **Pool heating charge?:** Extra €150 payable locally for heating the wood-fired hot tub.
- **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).
- **Stag & Hen Do Allowed? :** Small weddings, stag/hen parties and any other special events are on request only and subject to prior arrangement with the owner and additional charges.