Les Terrasses De Talloires

Region: Rhone-Alpes **Sleeps:** 13

Overview

Sunlight pours across the south west terrace as the first coffee of the day is set down beside you whilst inside, contemporary interiors offer space to gather, unwind and reconnect. Les Terrasses de Talloires is designed for unhurried lakeside living, where mornings begin with mountain air and evenings stretch long into golden light.

Part of an architect designed residence of four elegant triplex homes, this spacious semi-detached home sleeps 8 to 13 guests across five thoughtfully arranged bedrooms. The ground floor unfolds in an open plan layout, where a generous corner sofa and Smart TV create a relaxed hub for conversation, while a dedicated workspace allows quiet focus when needed. Doors open onto the expansive terrace, perfectly positioned for al fresco dining and relaxed afternoons in the sun.

Also on this level, a convivial dining area flows seamlessly into the contemporary kitchen, fully equipped with high end appliances including Smeg and Miele. Doors open to a second terrace with an outdoor lounge, bar style seating and a barbecue.

Upstairs, there is ample room for everyone to spread out. The first floor features a second lounge area, three flexible bedrooms and two shower rooms (one en suite). The top floor, beneath the sloping ceilings, hosts a further en suite twin bedroom and a dorm style suite complete with mezzanine level (ideal for older kids/teens) and its own TV, lounge and bathroom. From the top level you can even catch a glimpse of the lake.

Perched in the lakeside village of Talloires, around 200m from the lake's edge, Les Terrasses de Talloires places you in one of Lake Annecy's most captivating settings. Wander down the hill to the village bakery, browse the summer Thursday market or stroll to the main beach for seasonal swimming, paddleboarding and picnics on the grass. For families or friends seeking a stylish base near Lake Annecy, this is village living at its best.









Facilities

Canoeing/Kayaking • France250 • Villa • Ideal for Xmas/NY • Boat Trips • Sailing • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Golf Nearby • Cots (Cribs) • Has Discount • Ideal for Teens • Has Offer • Walk to Beach • Special Offer • Instagrammable • Beach Nearby • Modern • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • BBQ • Decorated for Christmas • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • DVD • Tumble Dryer • Dishwasher • Microwave • Smart TV • Heating • Water

excursions/Boat trips • Forest park/High-rope course • Children's videos/DVDs • Children's books • Xbox/Playstation/Wii • High Chair(s)

Interior & Grounds

1) Four bedrooms only (excluding Bedroom 5): 8-person rate (not available high season)
2) Full house (five bedrooms): 13-person rate

House Interiors (approx. 181m2)

Main Entrance Floor (via steps from street level to main terrace)

- Open-plan living and dining area with large sofa, Smart TV (Netflix/Orange), desk and two dining tables. Doors open to main terrace
- Open-plan kitchen, well-equipped including oven, hob, microwave, two fridges, kettle, blender, bean-to-cup coffee machine and breakfast bar for 6 guests. Doors open to north-west facing terrace
- Laundry room with washer-dryer
- WC

First Floor (via open-tread stairs)

- Lounge area
- Bedroom 1 with double bed (160x200cm) and shower room
- Separate shower room and separate WC
- Bedroom 2 with two single beds (can be joined to make a 160x200cm double on request)
- Bedroom 3 with two single beds (can be joined to make a 160x200cm double on request)
- Office area and wardrobe space

Top Floor (sloping ceilings, via open-tread stairs)

- Bedroom 4 with two single beds and shower room
- Dorm-style bedroom 5 with sofa, TV and mezzanine level (via steep open-tread staircase) with five single beds. Bathroom with bath, shower and separate toilet

Outside Grounds

- Main south-west facing terrace (78m2) with sun loungers, deck chairs and al-fresco dining table for 10-12 guests
- North-west facing terrace with high bar-style table, outdoor seating and Weber barbecue
- Garage (x2) for cars









Location & Local Information

Located in the lakeside village of Talloires, Les Terrasses de Talloires places you in one of Lake Annecy's most enchanting spots, where alpine peaks meet shimmering waters and life moves at a leisurely pace. Les Terrasses de Talloires is one of four elegant three-storey homes within a new residence, enjoying an elevated setting just moments from the tennis club and mini-golf.

From your doorstep, the charm of village living unfolds a short walk away. Wander down the hill to the village's bakery, a grocery store and a handful of inviting cafés and restaurants. On Thursday mornings during the summer months, Talloires comes alive with its vibrant weekly market. Stalls brim with local cheeses, honey, olives and seasonal produce, creating a colourful atmosphere at the heart of the village.

A short stroll down the hill also leads you to the edge of Lake Annecy, where long summer days can be filled with adventure or relaxation, as you choose. The nearest lakeside access is Plage de Quoex with benches and steps down to the water's edge, whilst the larger village beach, Plage Municipale de Talloires, is around 10 minutes on foot. Here you will find lovely picnic spots on the lawn and summer activities such as supervised lake swimming, a slide and diving board, a paddling pool for youngsters, volleyball, pétanque and sun loungers to rent. Seasonal watersports include paddleboarding and kayaking.

For a wonderful day out, the summer water shuttle glides across the lake to Annecy's captivating old town, where cobbled lanes, canals and pastel façades invite unhurried exploration. Alternatively, you could cycle to Annecy in around 50 minutes (bike hire can be arranged).

Indeed, cyclists will relish the scenic route that loops around the entire lake, passing through Talloires and offering breathtaking panoramas at every turn. It's a glorious way to reach nearby lakeside villages and beaches such as Plage d'Angon and Plage de la Brune (please note that entry fees usually apply in summer).

For more exhilaration, the surrounding Alps offer paragliding, rock climbing and Via Ferrata, while Acro' Aventures Talloires, the Angon Waterfalls, Roc de Chère and Château de Menthon-Saint-Bernard promise memorable trips. In winter, the ski resorts of La Clusaz and Le Grand Bornand are just a short drive away, bringing snow-covered adventure within easy reach.

Local Amenities

Nearest Airport	**Geneva Airport (57km)**
Nearest Airport 2	**Chambéry Airport (56km)**
Nearest Beach	**Plage de Quoex (300m)**









Nearest Golf	**Golf du Lac d'Annecy (2.5km)**
Nearest Restaurant	**Talloires village - seasonal (Within 350m)**
Nearest Shop	**Grocery shop and bakery in village (Within 350m)**
Nearest Tennis	**Close to the house (Short walk)**
Nearest Town/City	**Annecy (13km)**
Nearest Train Station	**Annecy (13km)**
Nearest Village	**Talloires (In the village)**
Nearest Supermarket	**Menthon-Saint-Bernard/Annecy (4km/15km)**

What we love

- Architect-designed semi-detached residence with a contemporary open living space, stylish furnishings and high-end finishes
- Relax on the south-west terrace, perfectly set up for al fresco dining and long summer evenings
- Just 200m from Lake Annecy's edge in charming Talloires, with village restaurants, the summer Thursday market and main beach all just a stroll away
- Enjoy seasonal swimming, paddleboarding and lakeside picnics, all moments from your door in one of the lake's most captivating settings

What you should know...

- Les Terrasses de Talloires sleeps 8-13 guests across five bedrooms, including a top-floor dorm-style room with five single beds on a mezzanine (reached via a steep staircase) – please see the "Layout" tab for full details.
- The 8-person rate (not available high season) includes four bedrooms only (in which case Bedroom 5 will be closed to guests).
- If travelling with young children, supervision is needed on the open-tread stairs. Please also note that the top dorm-style bedroom is not suitable for small children due to the steep steps up to the mezzanine level.
- Restaurants and certain activities across the area are seasonal (Talloires' restaurants tend to close mid-October for the winter season).

Terms & Conditions

- **Security deposit:** €1750 charged to client's credit card 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.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and other special events are not allowed.

- **Changeover day:** Flexible.

- **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:** The 8-person rate (not available high season) includes four bedrooms only (in which case Bedroom 5 will be closed to guests). Please note a cot and highchair can be requested in advance.

- **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:** 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.

- **Minimum stay:** 7 nights in July & August. 2 nights during all other periods.

- **Heating costs included?:** Yes.

- **Tax:** French Visitors Tax payable to the owner via Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi included.