Villa Lac Lumiere

Region: Rhone-Alpes **Sleeps:** 10

Overview







High above the eastern shores of Lake Annecy, Villa Lac Lumière places the shifting blues of the water and Alpine landscapes at centre stage. Set above Talloires, this contemporary villa pairs striking modern architecture with sweeping views, creating a sophisticated base for families or friends discovering Haute Savoie.

Inside, generous spaces encourage time together. The main floor is centred around an expansive living area with a decorative library and cathedral style ceiling, opening to an elegant kitchen. Glass doors lead onto a large terrace with a summer kitchen, ready for leisurely lunches beneath the pergola. Two double bedrooms on this level each have a private bathroom and access to a shared balcony.

Upstairs, the master bedroom enjoys its own bathroom and balcony, with the lake unfolding below. Two further bedrooms each have a bathroom, giving guests plenty of privacy, including the most delightful children's room with a bunk-bed.

Downstairs, entertainment and practical comforts are equally well considered, with a cinema lounge, impressive fitness studio and a garage with an electric vehicle charging point. Outside, the swimming pool and relaxation area offer an appealing place to spend sunny afternoons together.

The location brings some of Lake Annecy's greatest pleasures within easy reach. In a residential setting above the village, the heart of Talloires is just over 2km away by car, with its lakeside beach, seasonal watersports and Thursday morning market. Nearby forest trails invite days on foot, while a seasonal treetop activity centre around 3km away offers climbing, zip lines and other activities.

Golf du Lac d'Annecy and the protected landscapes of the Réserve Naturelle du Roc de Chère are within a 10 minute drive. Annecy itself is 12km away, where canals, cobbled streets and colourful façades fill the medieval old town.

From morning coffee above the lake to evenings gathered around the terrace table, Villa Lac Lumière makes the Alpine landscape part of every day, offering a refined setting for sharing the beauty and adventure of Lake Annecy.

Facilities

Sailing • Walking/Hiking Paths • <1hr to Airport • Ideal for Kids • Watersports • Canoeing/Kayaking • Historical Sites • Working Fireplace/Woodburner • Tennis Nearby • Private Pool • Cycling •

Paragliding • Fishing • Air-Con • Golf Nearby • Boat Trips • EV Charger • Villa • Chef/Cook Available • Wow Factor • Ideal for Teens • Has Discount • Has Offer • Special Offer • Maid Service Available • Cots (Cribs) • Heated Pool • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Modern • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Lift • Garage • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Home Cinema • Heating • Water excursions/Boat trips • Pre-Stocked Fridge Available • Transfers Available • Forest park/High-rope course • Breakfast Available • High Chair(s)

Interior & Grounds

Villa Interiors (460m2)

Main Floor

- Open-plan lounge with cathedral high ceiling, wood-burning fire, decorative library and double-height windows
- Open-plan kitchen and dining area with doors opening to al-fresco dining terrace. Kitchen fully-equipped including kitchen island and bar stools, fridge, dishwasher, microwave, coffee machine, toaster and mixer
- Bedroom with double bed, access to shared balcony and private bathroom
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Lower Ground Floor (via open-tread stairs)

- Entrance hall
- Cinema lounge with video projector
- Fitness studio with treadmill, rower and weight bench
- Laundry room with washing machine and dryer
- Garage with electric vehicle charging point

Second Floor (via open-tread stairs)

- Master bedroom (overlooking living room below) with double bed (180x200cm), lake view and private bathroom with WC
- Children's bedroom with bunk-bed (120x200cm each) and private shower room with toilet
- Bedroom with double bed and private bathroom with WC

Outside Grounds (over 1000m2 plot)

- Heated swimming pool (10x5m) open approximately end-May/beginning of June to end of September
- Poolside sun loungers
- Covered pergola with dining table for 10 guests and outdoor kitchen with gas barbecue
- Parking

Two of the double bedrooms feature 180x200cm beds, the other two have 160x200cm double beds. Please also note some of the en suite bathrooms are partially open-plan to the bedroom.

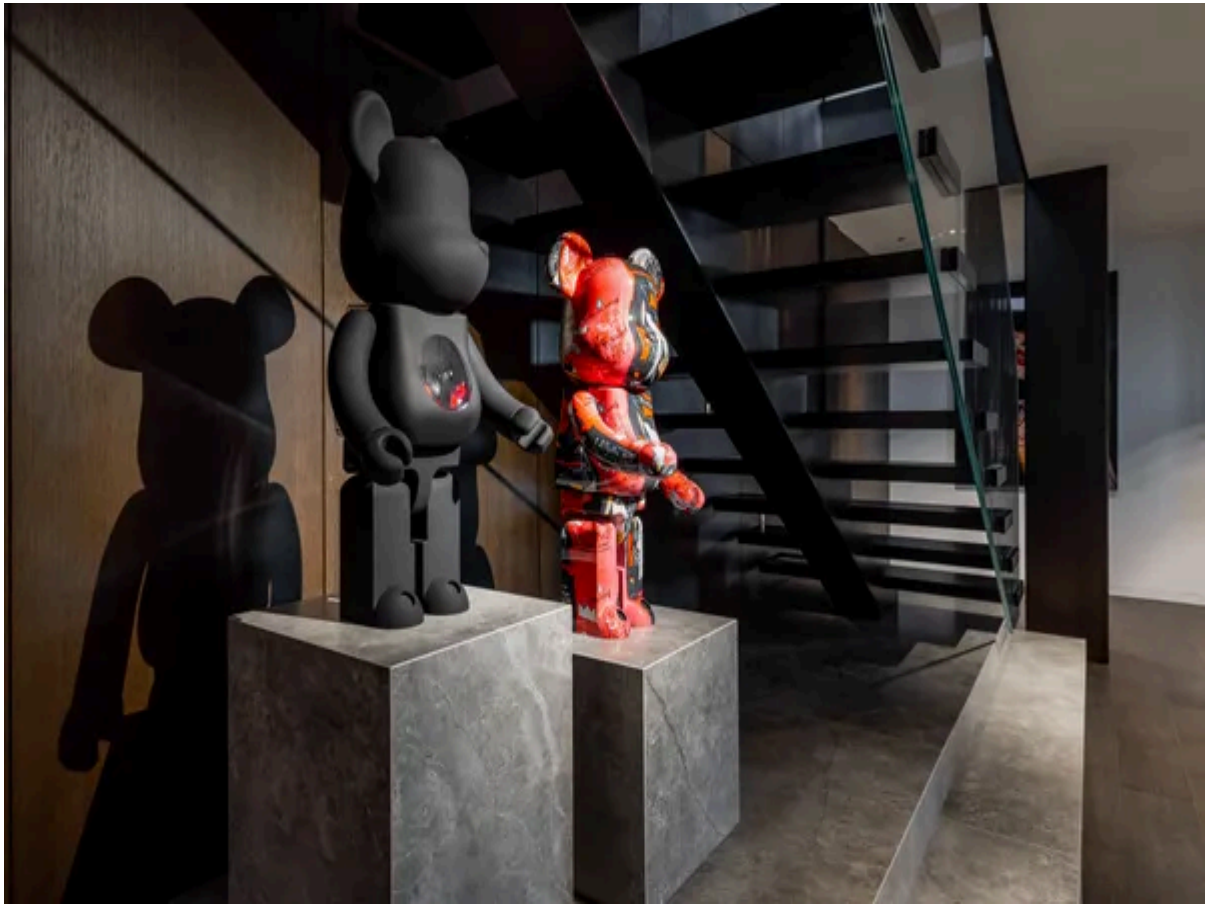
Other Facilities

- Lift









Location & Local Information

Villa Lac Lumière enjoys an enviable setting above the eastern shores of Lake Annecy, where dramatic Alpine peaks frame the lake's clear blue waters. This impressive villa is surrounded by neighbouring houses on the edge of a hamlet, with forested walking trails nearby and glorious lake views from above.

Adventurers note that a seasonal tree-top activity centre offering zip lines, climbing, paragliding and family-friendly activities (do check age and height restrictions) is only 3km by car.

Down the hill just over 2km by car lies Talloires, a picturesque lakeside village surrounded by mountain scenery. Its waterfront setting makes a lovely focal point for days spent beside the lake, whether strolling by the shore or simply admiring the changing colours of the water and mountains. On Thursday mornings there is a lovely market on the village square selling delicious local products.

In the heart of the village, Talloires' beach features a spacious lawn, shaded areas and magnificent lake views. During the summer season, guests can swim in supervised bathing areas, while the beach's nautical centre offers paddle boarding and kayaking. Beach volleyball, pétanque and table tennis add further possibilities for leisurely afternoons by the water, and a snack bar and restaurant are also on hand. Do note that across Lake Annecy, beaches and their facilities tend to operate seasonally and entry charges sometimes apply.

The landscape around Lake Annecy is made for outdoor adventures. Cyclists can explore the celebrated Voie Verte, part of an extensive network of cycle routes around the lake, while walkers can discover trails through the surrounding mountains and protected landscapes. Back at water level, paddle boarding, kayaking and boat trips offer memorable ways to experience the lake and its spectacular Alpine backdrop.

Within a 10-minute drive, Golf du Lac d'Annecy occupies a particularly beautiful position between lake and mountains, its 18-hole course extending alongside the protected Réserve Naturelle du Roc de Chère. The reserve itself encompasses 68 hectares of protected flora and fauna, with walking routes revealing superb viewpoints across the lake.

For a change of pace, head to Annecy (12km), whose atmospheric medieval old town is characterised by cobbled streets, colourful façades and picturesque canals. Combining lakeside relaxation, Alpine adventure and easy access to one of Haute-Savoie's most captivating towns, Villa Lac Lumière is wonderfully placed for discovering this remarkable corner of the French Alps.









Local Amenities

Nearest Airport	**Geneva Airport (53 km)**

Nearest Airport 2	**Chambéry Airport (73 km)**
Nearest Train Station	**Annecy train station (13 km)**
Nearest Town	**Annecy (12 km)**
Nearest Village	**Talloires (2 km)**
Nearest Restaurant	**Talloires (2 km)**
Nearest Shop	**Grocery store in Talloires (2 km)**
Nearest Beach	**Municipal Beach of Talloires (2.5 km)**
Nearest Golf	**Golf du Lac d'Annecy (1.7 km)**

What we love

- A stunning architect-designed villa with beautiful interiors and high-end features including a stylish fitness studio and cinema lounge
- Spend warm afternoons by the swimming pool, followed by leisurely meals beneath the pergola with its summer kitchen
- The master bedroom is especially impressive with its lake-view balcony and gorgeous bathroom, whilst younger guests will love the colourful children's bedroom
- Discover the pretty village of Talloires just over 2km away by car, home to a lakeside beach, seasonal watersports and a Thursday morning market
- Outdoor adventures await nearby, with forest trails, a seasonal treetop activity centre, paragliding opportunities and protected landscapes for hiking

What you should know...

- This impressive villa sleeps up to 10 guests across four double bedrooms and a gorgeous children's bedroom with a large bunk-bed - please see the "Layout" tab for full details.
- A car is essential here in order to reach local amenities and fully explore the local region. Bike hire is also possible in the area (electric bikes may be preferred due to the villa's hillside setting).

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the local villa agency one month before departure and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 5.00 p.m. Please also note there is a late check-in fee for arrivals after 8.00 p.m.

- **Departure time:** 10.00 a.m. Please also note there is an early check-out fee for departures before 8.00 a.m.

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

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

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

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Not included. End of Stay Cleaning is €990, payable to the owner via Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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:** A cot and highchair can be requested for a supplement of €50 per baby per stay, payable directly to the villa agency. Please request at the time of booking.

- **Other 3:** Please note that restaurants and other local amenities in the Lake Annecy area may be seasonal. 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. All other durations on request.

- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

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

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

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately end of May/beginning of June to end-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.