Villa Eveline

Region: Rhone-Alpes **Sleeps:** 8

Overview

With the clear waters of Lake Annecy just beyond the house, Villa Eveline places the beauty of the French Alps at the heart of each day. Set in sought after Veyrier du Lac, this 4-bedroom villa enjoys panoramic lake views and direct access to the water, creating an exceptional setting for families or friends looking to experience life beside one of France's most celebrated lakes.

Inside, the villa offers comfortable spaces designed for relaxed time together. The kitchen flows into a dining area and lounge, providing a sociable setting for leisurely breakfasts and evenings spent around the table. Four double bedrooms accommodate up to eight guests, with three bathrooms offering plenty of space for a group. Two bedrooms are ensuite, while one has the added pleasure of a private terrace overlooking the lake.

Outside, Lake Annecy becomes part of the rhythm of your holiday. Settle into the outdoor lounge on the large terrace, then wander through the surrounding shared grounds and make your way to the water's edge. A lake pontoon makes days on the lake wonderfully easy, whether hiring a boat and heading out across the water or simply lingering beside the shore.

The villa occupies an enviable position in Veyrier du Lac, with Annecy less than 5km away. Closer to home, Plage de la Brune is a leisurely 20 to 30-minute walk, while the gastronomic restaurant at La Maison Bleue is only moments from the house.

Further along the eastern shore, discover Menthon Saint Bernard and its historic château, the lakeside village of Talloires and the wooded trails of the Réserve Naturelle du Roc de Chère. Cycling, hiking, golf, boat trips and summer watersports offer countless ways to explore the Alpine landscape.

After a day beside the water or discovering Annecy's canals and cobbled streets, return to the terrace as evening settles over the lake. For those seeking a family villa by Lake Annecy with privileged access to the water, Villa Eveline offers a memorable base from which to enjoy this remarkable corner of the French Alps.







Facilities

Villa • Tennis Nearby • Historical Sites • Canoeing/Kayaking • <1hr to Airport • Walking/Hiking Paths • Cycling • Sailing • Paragliding • Boat Trips • Fishing • Golf Nearby • Walk to Beach • Pets on Request • Has Discount • Has Offer • Special Offer • Maid Service Available • Chef/Cook Available • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Waterfront • Lakes and Mountains • BBQ • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist

Towns & Villages • TV • Microwave • Heating • Caretaker/Owner on Site • Water excursions/Boat trips • Pre-Stocked Fridge Available • Transfers Available • Forest park/High-rope course • Breakfast Available

Interior & Grounds

House Interiors (170m2)

- Open-plan living area
- Open-plan kitchen and dining area with doors opening to decked dining and lounge terrace with lake view. Kitchen well-equipped including oven, fridge, freezer, coffee machine and microwave
- Bedroom with double bed and en suite
- Bedroom with double bed, private terrace with lake view and en suite
- Bedroom with double bed
- Bedroom with double bed
- Shared bathroom

One bedroom features a 160x200cm double bed, three bedrooms feature 140x190cm double beds

Outside Grounds

- Large terrace with outdoor lounge and al-fresco dining area
- Electric plancha
- Surrounding garden leading down to the lake (garden shared with the neighbouring house within the grounds)
- Direct open lake access and pontoon (lake access and pontoon shared with the neighbouring house within the grounds)
- Parking









Location & Local Information

Set beside the crystalline waters of Lake Annecy, the villa occupies a superb position in Veyrier-du-Lac, complete with direct lake access and a pontoon (shared only with one neighbouring property within the grounds).

Veyrier-du-Lac is one of the lake's most picturesque villages, with several excellent dining options nearby. Less than 200m away is Yoann Conte's gastronomic restaurant at the highly regarded La Maison Bleue (reserve a table well in advance). Plage de la Brune (1.4km) is another inviting local spot, with beautiful lake views and supervised swimming during the peak summer period. Do note that across Lake Annecy, beaches and their facilities tend to operate seasonally and entry charges sometimes apply.

Around 4km south, Menthon-Saint-Bernard sits beneath the impressive Château de Menthon-Saint-Bernard. With its distinctive towers and elevated position overlooking the lake, this centuries-old castle is one of the area's most striking historic landmarks. Continue along the eastern shore to reach Talloires (8km), an enchanting village nestled between Lake Annecy and the surrounding mountains.

The local landscape also offers plenty of opportunities to spend time outdoors. Less than 6km away, the Réserve Naturelle du Roc de Chère encompasses a wooded promontory above the lake, crossed by walking trails through its protected natural surroundings. Nearby Golf du Lac d'Annecy provides an equally scenic setting for a round of golf.

In the other direction, Annecy is only 4.7km away and can be reached by bicycle for a rewarding day out. Its atmospheric old town is characterised by canals, cobbled streets and colourful historic façades, alongside a tempting choice of cafés, restaurants and shops.

Above all, Lake Annecy provides an exceptional natural playground. Cycling around the lake, hiking in the neighbouring mountains, summer watersports and boat trips all offer different ways to experience the lake and its Alpine surroundings. Back at the house, the lakefront setting means those remarkable views remain part of the experience from morning until evening.









Local Amenities

Nearest Airport	**Geneva Airport (47 km)**
Nearest Airport 2	**Chambéry Airport (55 km)**
Nearest Town	**Annecy (4.7 km)**
Nearest Village	**Veyrier-du-Lac (1.5 km)**

Nearest Beach	**Direct lakeside access in front of house/ Plage de la Brune (1.4 km)**
Nearest Restaurant	**Hotel Restaurant by lake (seasonal opening) (150 m)**
Nearest Shop	**Utile Supermarket (600 m)**
Nearest Golf	**Lake Annecy Golf Course (5.5 km)**
Nearest Tennis	**Tennis Club Veyrier Du Lac (1.5 km)**

What we love

- Wake up with coffee on the terrace and the most beautiful views of Lake Annecy
- Enjoy direct access to the lake, with a pontoon making it easy to spend leisurely days beside or out on the water
- Annecy is less than 5km away, ideal for exploring its picturesque canals and cobbled streets
- Discover more of the eastern shore, from historic Menthon-Saint-Bernard and Talloires to the wooded trails of the Réserve Naturelle du Roc de Chère

What you should know...

- This beautiful house shares the same surrounding grounds/gardens as a neighbouring property where the owner's father lives. Therefore lakeside access and the pontoon are shared by both houses.
- At the end of the grounds, access to the lake and pontoon is open and unfenced, therefore careful child supervision is required at all times.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per stay will apply (payable directly to the villa agency).

- **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 (July and August) or flexible at other times of year.

- **End of stay cleaning:** Not included. End of Stay Cleaning is €600.00, 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:** 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.

- **Other 3:** The house shares the surrounding grounds/gardens and lakeside access as a neighbouring property – please see the relevant photos for reference. 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.

- **Minimum stay:** 7 nights (July/August), 5 nights (June, September and festive periods) or 3 nights (other times of year).

- **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.