Villa Belle Epoque

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

Overview

In an attractive residential corner of Annecy, Villa Belle Epoque offers the rare pleasure of a generous garden with swimming pool within easy reach of the city centre and Lake Annecy. This welcoming five bedroom home is made for families and groups who want space to unwind while keeping the cultural and natural highlights of this celebrated Alpine city close at hand.

Inside, the ground floor creates an easy flow between the open-plan lounge and dining space and the well equipped kitchen. A decorative fireplace adds character to the sitting area, while doors from the kitchen open onto the veranda, a pretty spot for your morning coffee. One king-size double bedroom with its own shower room is also found on this level.

Upstairs are three further bedrooms (with air conditioning) alongside an office space and two shower rooms (one en suite). Downstairs, the basement provides another place to gather, with a TV lounge and games area, plus a fifth double bedroom with its own spacious bathroom.

Summer days naturally gravitate towards the garden. The lawn provides room to play, whilst the swimming pool is accompanied by sun loungers and parasols (the pool can be heated at the start and end of the season). An outdoor kitchen and barbecue set the scene for relaxed lunches and dinners after a day of exploring.

Villa Belle Epoque's Annecy location makes exploring wonderfully straightforward. The lakefront is around a 15 minute walk away, while the Old Town invites days spent discovering canals, cobbled lanes, colourful façades, markets and restaurants. Pont des Amours and Musée Château d'Annecy are both within easy reach, with the transformed Haras d'Annecy even closer to home.

Whether cycling beside Lake Annecy, exploring its waterside villages or simply returning for an afternoon beside your own pool, Villa Belle Epoque offers a wonderfully composed base for experiencing city life and the French Alps together.









Facilities

Ideal for Kids • Cycling • Sailing • Private Pool • Historical Sites • Air-Con • Canoeing/Kayaking • Watersports • Paragliding • Boat Trips • Horse Riding • Villa • <1hr to Airport • Walk to Village • Walking/Hiking Paths • Chef/Cook Available • Cots (Cribs) • Ideal for Teens • Heated Pool • Pets on Request • Has Discount • Has Offer • Special Offer • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Secure Access • Lakes and Mountains • BBQ • Decorated for Christmas • Easy By Train • Washing Machine • Outstanding Landscapes • Outdoor Pursuit

& Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • Dishwasher • Outdoor Games • Heating • Climbing • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Pre-Stocked Fridge Available • Transfers Available • Forest park/High-rope course • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

House Interiors

Ground Floor

- Open-plan lounge with decorative fireplace and seating
- Open-plan dining area
- Kitchen, well-equipped including large fridge, freezer, oven, microwave, large traditional oven and dishwasher. Door opens to veranda
- Dining area with table for 10 guests
- Bedroom with king-size double bed (180cm), AC and bathroom with shower and toilet

First Floor

- Office space with AC
- Bedroom 2 with double bed, garden/pool view, desk, AC and bathroom with shower
- Bedroom 3 with double bed, desk, AC and garden/street view
- Bedroom 4 with two single beds (990x200cm), desk, AC and garden/street view
- Family bathroom with shower
- Separate WC

Basement

- Lounge/games room with TV, sofas and dining table
- Bedroom 5 with double bed, garden view and bathroom with bath, shower and WC

Outside Grounds

- Swimming pool (8.75x3.5m, depth: 1.5m), open approximately April to October (heated at beginning and end of season to approx. 26C maximum)
- Sun loungers and umbrellas
- Outdoor kitchen with barbecue
- Large garden with lawn
- Parking in courtyard and garage

Additional Facilities

- Air-conditioning (in some bedrooms and office area only)
- Games for kids
- Books









Location & Local Information

Villa Belle Epoque enjoys a residential setting in Annecy, placing the city's historic streets and beautiful lakeside within easy reach.

Excellent connections make arriving straightforward. Annecy railway station (1.3km) is around 15 minutes away on foot or a short drive, while Geneva Airport (43km) can be reached in approximately 45 minutes by car.

The Lake Annecy waterfront and its cycle path are around a 15-minute walk away, creating an idyllic backdrop for morning strolls and days spent beside the water. Stroll across the iconic Pont des Amours (1.4km) and wander to Annecy's celebrated Old Town its canals, cobbled lanes, colourful façades and inviting restaurants.

For a taste of local life, wander through Annecy's Old Town markets (approx. 1 km), held amongst the atmospheric streets around Rue Sainte-Claire (1.6km) on Tuesday, Friday and Sunday mornings. The Musée-Château d'Annecy (1.7km) is another highlight, occupying the former residence of the Counts of Geneva and offering a fascinating glimpse into the city's heritage.

Closer to home, Haras d'Annecy (850m) is around a 10-minute walk away. This historic site has been transformed into a vibrant cultural destination and is now home to Annecy's Cité internationale du cinéma d'animation. From here, it's not far to Galeries Lafayette Annecy (700m), ideal for a spot of shopping just outside the Old Town.

Beyond the city, Lake Annecy is a joy to explore, from its picturesque lakeside villages and beaches to boat trips and a wide choice of watersports on its famously clear waters. The lake's scenic cycling path offers another wonderful way to discover the shoreline, passing through beautiful Alpine scenery and making it easy to venture further afield at your own pace.

Local Amenities

Nearest Airport	**Geneva Airport (42 km)**
Nearest Airport 2	**Chambéry Airport (50 km)**
Nearest Train Station	**Annecy Train Station (1.3 km)**
Nearest Supermarket	**Intermarché EXPRESS Annecy (850 m)**
Nearest Shop	**Galeries Lafayette Annecy (700 m)**
Nearest Restaurant	**Restaurant (Approx 800 m)**









Nearest Town	**Annecy old town (Approx 1.3 km)**
Nearest Golf	**Golf du Lac d'Annecy (10 km)**

What we love

- Enjoy summer days in the garden, with a private swimming pool, sun loungers and outdoor kitchen for al-fresco meals
- Families and groups have plenty of room to spread out, with five bedrooms, spacious living room and a separate TV lounge and games area
- Discover Annecy's enchanting Old Town within walking distance, from its canals and cobbled lanes to colourful façades, markets and restaurants
- Lake Annecy's waterfront is around a 15-minute stroll away, ideal for days spent cycling beside the lake or exploring its waterside villages

What you should know...

- Air-conditioning is featured in some of the bedrooms and office space only.
- Even though you can walk to Annecy train station in around 15 minutes, a car is strongly recommended to be able to fully explore the region. Bike hire is also possible in Annecy town, another great way to discover the lake.
- This is a welcoming house for families. If staying with young children, please supervise carefully on the upper balcony with low railings.

Terms & Conditions

- **Security deposit:** €2500 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?:** On request only and with prior agreement with the owner.

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

- **Changeover day:** Flexible.

- **End of stay cleaning:** No. €360, payable to the owner via Oliver's Travel's 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:** Air-conditioning is only featured in the bedrooms and office area.

- **Other 3:** A cot and highchair can be requested in advance.

- **Minimum stay:** 7 nights (July, August & during the Annecy International Animation Film Festival in June) or 3 to 4 nights at other times.

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

- **Pool heating charge?:** Included - please note pool heating is only provided at the beginning and end of the season (to a maximum of approximately 26C). 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 Travel's 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 internet access included.

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

- **Pool opening dates?:** The pool is open approximately April to October. 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.