Villa Des Moulins

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

Overview

Perched in a hamlet above the picturesque village of Menthon Saint-Bernard, Villa des Moulins allows you to experience Savoyard charm alongside the beauty of Lake Annecy.

This generous 6-bedroom house gazes up to the village's iconic castle, with the murmur of the river below and forest trails leading into the hills beyond. Whether blanketed in winter snow or basking in summer sunlight, this refined retreat captures the spirit of Lake Annecy and its heritage.

The villa's interiors are designed for effortless family living. Across three spacious levels, you'll find six inviting bedrooms, four good-sized bathrooms and expansive social spaces. The heart of the home is the open-plan living and dining room, where leather sofas circle the fireplace and a sleek, high-end kitchen invites convivial dinners that linger late into the evening. Downstairs, a TV lounge opens directly to the lower terrace and there's table tennis on the shaded terrace.

Outside, kick back on the outdoor lounge, enjoy barbecues served on the lower terrace and soak up the sun in the rustic garden that overhangs the river below (you may even enjoy a spot of fishing).

Villa des Moulins enjoys a privileged and convenient setting. A five-minute walk down the hill leads to the heart of Menthon Saint-Bernard, where a bakery, grocer and local restaurants await. The lakefront is just a little further foot, with paddleboards, kayaks, boat trips and the village beach all at your fingertips in the summer months. Cyclists can join the famous lake route in minutes, and skiers are within half an hour by car from the pistes of La Clusaz and Le Grand-Bornand.

A place for both adventure and repose, Villa des Moulins is made for memory-making in every season.









Facilities

Watersports • France250 • Villa • Boat Trips • Paragliding • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Horse Riding • Exclusive • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Golf Nearby • Recommended • Cots (Cribs) • Has Discount • Ideal for Teens • Special Offer • Has Offer • Walk to Beach • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Decorated for Christmas • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Games Room • Tumble Dryer • Dishwasher • Smart TV • Heating •

Climbing • Water excursions/Boat trips • Forest park/High-rope course • High Chair(s)

Interior & Grounds

House Interiors

Main Floor (parking level)

- Lobby, main entrance and WC

Upper Main Floor (via one flight of stairs)

- Open-plan lounge-dining area with fireplace, sofas, dining table (for 14 guests) and office area
- Kitchen, well-equipped including two ovens, large fridge-freezer, dishwasher and breakfast bar. Doors open to small terrace with barbecue (and access to lower dining terrace)

Top Floor (sloping ceilings)

- Master bedroom with super king-size double bed and en suite bathroom. Mezzanine level above (not accessible to guests)
- 2 x bedrooms with queen-size double bed
- Shared bathroom
- Bedroom with three single beds (or one double and one single) and family bathroom (best suited to children)

Lower Floor/Garden Level

- TV/games lounge with door opening to terrace
- Dorm-style bedroom with two sets of bunk-beds and door opening to terrace (best suited to children)
- Bedroom with king-size bed and door opening to terrace
- Family bathroom
- Separate WC
- Laundry room

Outside Grounds

- Terrace with outdoor lounge
- Lower terrace for al-fresco dining
- Barbecue
- Table tennis
- Lower garden (via steps) overhanging the river below
- Private open parking (3-4 cars)









Location & Local Information

A short walk from the eastern shores of Lake Annecy, Villa des Moulins is located in a small residential hamlet above the pretty village of Menthon Saint-Bernard. The villa's lower garden overhangs the river and you can see the spectacular Château de Menthon-Saint-Bernard in the forested hills above.

This attractive setting makes for a charming escape in both summer and winter. It is also a very convenient location, backing on to the road that connects Menthon Saint-Bernard to the D909 leading to the mountains. Cyclists can join the dedicated cycle lane just a couple of minutes from the door, linking to scenic routes around the lake. The bus stop is also 500m away, allowing you to access Annecy and other lakeside gems.

A five-minute stroll down the hill leads you into the heart of Menthon Saint-Bernard, where you'll find a delightful selection of shops including a local grocer, boulangerie and butchers. The village also boasts several inviting restaurants and cafés, a pharmacy and a tabac.

A little further (around 10 minutes on foot) brings you to the lakefront and the village harbour, where the stately Palace de Menthon watches over the sparkling waters. By the waterfront, guests can hire paddleboards, kayaks or boats for days spent exploring the lake's crystalline beauty. Plage de Menthon Saint Bernard (1.5km), a beach with a paddling pool and a relaxed lakeside restaurant, is perfect for long summer afternoons (entry fees usually apply for some lakeside beaches and facilities are seasonal).

For cultural adventurers, the fairytale Château de Menthon-Saint-Bernard (1.4km) – said to have inspired Walt Disney – is a must-visit, offering panoramic views and a fascinating history. Nature lovers will relish the forest trails leading into the verdant foothills of the Dents de Lanfon.

In winter, the world-class ski resorts of La Clusaz (24km) and Le Grand Bornand (24km) are just a 30-minute drive away, offering alpine thrills and snowy adventures. Whether you're seeking lakeside leisure, mountain exploration or village charm, Villa des Moulins places you at the heart of it all in Menthon Saint-Bernard – an idyllic year-round retreat.









Local Amenities

Nearest Airport	**Geneva Airport (58km)**
Nearest Airport 2	**Chambéry Airport (52km)**
Nearest Beach	**Plage de Menthon Saint Bernard (1.5km)**
Nearest Golf	**Golf du Lac d'Annecy (2km)**

Nearest Restaurant	**Menthon Saint-Bernard (500m)**
Nearest Shop	**Menthon Saint-Bernard (500m)**
Nearest Supermarket	**Les Halles de Menthon (550m)**
Nearest Tennis	**Tennis Club De Menthon Saint Bernard (1km)**
Nearest Town	**Annecy (9km)**
Nearest Train Station	**Annecy (9.5km)**
Nearest Village	**Menthon-Saint-Bernard (500m)**

What we love

- Perched above Menthon Saint-Bernard with enchanting views of the village castle and the sound of the river below
- Relax on the outdoor lounge, enjoy barbecues on the terrace or challenge each other to a game of table tennis
- Just a 5-minute walk to the heart of the village with its bakery, grocery store and local restaurants
- In summer, stroll to the lake for paddleboarding, kayaking and boat trips – plus the much-loved village beach
- Year-round fun with cycling routes nearby and top ski resorts like La Clusaz and Le Grand-Bornand only half an hour away by car

What you should know...

- Villa des Moulins sleeps up to 15 guests across six bedrooms including a dorm-style quad bedroom with bunk-beds – please see the “Layout” tab for details.
- Certain bedrooms are better suited to children than adults - please see the "Layout" tab for details
- Guests need to be able to safely manage steps to various levels inside and within the grounds – this house is not suitable for guests with restricted mobility.
- Please note that the lower garden overhangs a river – this house is therefore better suited to families with older children/teens (in all cases, children should be supervised at all times).
- One cot and one highchair are included. Any additional equipment is available at an extra cost of €15 for a cot and €10 for a highchair, payable locally.

Terms & Conditions

- **Security deposit:** £1500 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:** 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.
 Weddings, stag/hen parties and any special events are not allowed.
 One cot and one highchair are included. Any additional equipment is available at an extra cost of €15 for a cot and €10 for a highchair, payable locally.

- **Changeover day:** Saturday in high season. Flexible during all other periods.

- **End of stay cleaning:** Extra €600, 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.

- **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.

- **Minimum stay:** 7 nights (short-breaks may be possible on request outside end June-end August).

- **Tax:** French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).