Villa Des Cotes

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

Overview

Villa des Côtes is a contemporary villa designed for relaxing holidays close to Menthon-Saint-Bernard and Lake Annecy. Set within a generous garden with a private swimming pool, this luminous 4-bedroom home is a sophisticated yet welcoming retreat, ideal for families, outdoor lovers and those seeking stylish comfort in the heart of Haute-Savoie.

Inside, the villa's open-plan living space is flooded with natural light thanks to expansive bay windows that frame the garden and swimming pool. The state-of-the-art kitchen flows seamlessly into a dining area and comfortable lounge, where a white leather sofa and fireplace invite long, leisurely evenings. Whether you're preparing a feast, sharing a bottle of wine or curling up with a film, this space is designed for connection and ease.

Sleeping up to 8, guests will appreciate the spacious en suite double downstairs whilst there are three other bedrooms on the first floor alongside a family bathroom, an office area and a second lounge with TV allowing ample space to unwind.

Step outside to discover a private pool surrounded by a stylish sun deck and parasols. The shaded terrace, with its Weber gas barbecue, is perfect for al-fresco meals that stretch into the evening. Children can roam between the swing set, ping pong table and lawn, while fruit trees add a gentle whisper of the region's rural charm.

Villa des Côtes is perfectly placed in the postcard-pretty village of Menthon-Saint-Bernard. Just a five-minute stroll leads to the village centre with its bakery, grocery store, cafes and restaurants, or continue a little further to the lakeside where you'll find swimming spots and Plage de Menthon with its summer amenities. Adventurers can kayak, paddleboard, sail or even paraglide over the lake, while cyclists will love the nearby route leading to Annecy and neighbouring villages. The protected Roc de Chère reserve offers shaded hikes and panoramic viewpoints just minutes away.

Whether you dream of lazy poolside afternoons, lakeside adventures or scenic alpine rambles, Villa des Côtes offers an attractive and relaxed base for unforgettable holidays in one of France's most enchanting corners.









Facilities

Sailing • Walking/Hiking Paths • Walk to Village • <1hr to Airport • Exclusive • Horse Riding • Ideal for Kids • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Working Fireplace/Woodburner • Private Pool • Paragliding • Boat Trips • Recommended • Villa • Golf Nearby • France250 • Ideal for Teens • Has Discount • Has Offer • Special Offer • Walk to Beach • Cots (Cribs) •

Beach Nearby • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • BBQ • Decorated for Christmas • Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games • Tumble Dryer • Dishwasher • Outdoor Games • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • Swings • High Chair(s)

Interior & Grounds

Villa Interiors

Ground Floor

- Open-plan living and dining area with sofa, fireplace, TV corner, dining table and windows opening to garden and pool
- Open-plan kitchen, well-equipped
- Bedroom with queen-size bed, doors sliding open to garden and walk-in en suite bathroom
- Separate WC
- Laundry room

Upstairs (via open-tread stairs, sloping ceilings)

- Mezzanine space with desk
- TV lounge area
- 2 x bedrooms with (1x double bed and 1x queen-size bed)
- Bedroom with two single beds
- Family bathroom with shower and toilet
- Seperate WC

Outside Grounds

- Swimming pool
- Poolside deck with deckchairs and umbrellas
- Terrace for al-fresco dining (for 10 guests)
- Weber gas barbecue
- Ping-pong table
- Small swing set
- Garden with fruit trees (and some sloping levels)
- Parking (3-4 cars)
- Garage (for bike/equipment storage)









Location & Local Information

Only 10km from the historic town of Annecy, Villa des Côtes is located in a residential area around a 5-minute walk to the heart of Menthon-Saint-Bernard and a little further on foot to the eastern shores of Lake Annecy.

Menthon-Saint-Bernard is a picturesque village where Alpine beauty meets authentic Savoyard charm. Cobbled streets, flower-filled balconies and a majestic château rising above the village lend Menthon a storybook allure that invites you to slow down and savour every moment. The main part of the village, around 500m away, is home to a bakery, grocery store, tabac, butchers and delicatessen as well as cafes and restaurants.

Just a little further, the lake awaits with crystal-clear waters ideal for a refreshing swim or a full day of aquatic fun. Choose from free access points or head to Plage de Menthon (1.6km) for seasonal supervised swimming, a paddling pool and a welcoming snack bar offering refreshments in a scenic setting (do note entry charges often apply to lakeside beaches and facilities are seasonal). Kayaking, paddle boarding, sailing and even kite surfing are on offer, while pedalos and wakeboarding gear can be hired locally. For a truly scenic journey, hop aboard the summer ferry from Menthon's harbour and glide across the lake to Annecy's enchanting old town, dubbed the "Venice of the Alps".

Outdoor lovers are spoilt for choice here. The Roc de Chère Nature Reserve, nestled between Menthon and neighbouring Talloires (5km), is a haven of shaded woodland trails with panoramic viewpoints over the lake, perfect for tranquil hikes or invigorating walks. Meanwhile, golf lovers can tee off in beautiful surroundings at the relaxed Golf du Lac d'Annecy (3km).

Cyclists will relish the dedicated route just five minutes' ride from the villa, offering easy access to Veyrier, Talloires and Annecy itself. For an adrenaline kick, Lake Annecy's renowned paragliding scene provides a bird's eye view of this spectacular region.







Local Amenities

Nearest Airport	**Geneva Airport (58km)**
Nearest Airport 2	**Chambery Airport (54km)**
Nearest Beach	**Plage de Menthon (1.6km)**
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 (500m)**
Nearest Tennis	**Tennis Club De Menthon Saint Bernard (1.2km)**
Nearest Town	**Annecy (10km)**
Nearest Train Station	**Annecy (11km)**
Nearest Village	**Menthon-Saint-Bernard (1.4km)**

What we love

- Catch a glimpse of the fairytale Château de Menthon-Saint-Bernard from this charming holiday home
- We love the sleek, contemporary design of the open-plan living area, with large bay windows framing the garden and pool
- Unwind by the private pool, enjoy al-fresco dining, or make the most of the garden with its fruit trees, swings and table tennis
- Just a 5-minute stroll to the heart of Menthon-Saint-Bernard, home to a bakery, cafés and other local delights
- Walk to Lake Annecy in 15 minutes for swimming, paddleboarding and beautiful lakeside moments
- Hire bikes and cycle to the historic town of Annecy to discover even more of this stunning region

What you should know...

- It is possible to experience Villa des Côtes without a car, although car hire is still recommended to fully explore the region. Bikes are a superb way to discover the beauty of the lake and there are summer boat trips from Menthon-Saint-Bernard's port around 2.5km away.
- 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 €420, 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).

- **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 Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

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

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