La Maison Vue Lac

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

Overview

La Maison Vue Lac is a delightful holiday home a short walk from the heart of Menthon-Saint-Bernard, where the air is fresh with alpine breezes and lake views frame every moment as you dine al-fresco on the decked terrace.

Designed with outdoor living in mind, the house is surrounded by rustic gardens and a private swimming pool, ideal for lazy afternoons. A series of terraces and balconies extend the living space outdoors, creating intimate spots for breakfast pastries or sunset aperitifs against a spectacular natural backdrop.

Inside, the layout unfolds across split levels, adding a sense of flow and spaciousness to each room. From the welcoming entrance, a short staircase leads to an open-plan lounge with a cosy fireplace and expansive windows that bathe the space in natural light. Reached via open-sided steps, the contemporary kitchen and dining area open directly to the outdoors, where guests can dine overlooking the lake or savour a morning coffee on the paved terrace.

The house comfortably sleeps up to 8 guests across its four inviting bedrooms. There's a double bedroom and family bathroom downstairs, followed by two further double bedrooms and another family bathroom upstairs. At the very top, a loft-style bedroom is open to the living area below.

La Maison Vue Lac is just a five-minute stroll to the village of Menthon-Saint-Bernard. Here, you'll find *boulangeries*, cafés, a butchers, a well-stocked grocery store and all the essentials for a truly local experience. The lakefront is just a little further by foot offering swimming, summer watersports, boat trips and scenic lakeside walks along the village promenade near Le Palace De Menthon.

Whether you're gathering with family or seeking mountain-lake solitude, this comfortable home invites you to unwind in style, surrounded by glorious views and close to village life.









Facilities

Exclusive • France250 • Villa • Boat Trips • Paragliding • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Golf Nearby • Recommended • Working Fireplace/Woodburner • Private Pool • Cots (Cribs) • Special Offer • Has Offer • Has Discount • Walk to Beach • Ideal for Teens • Beach Nearby • Modern • Ground Floor Bed & Bath • Pool Safety Feature • 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 • Tumble Dryer • Dishwasher • Heating • Climbing • Water excursions/Boat trips • Forest park/High-rope course • High Chair(s)

Interior & Grounds

Maison Interiors (across various levels)

Main Level (split levels)

- Open-plan living space with sofa, fireplace, TV and doors opening to garden
- Open-plan kitchen and dining area (via open-sided steps), with doors leading to al-fresco dining terrace and second terrace with outdoor furnishings
- Bedroom with double bed
- Family bathroom with shower and WC

Upstairs (via open stairs with no handrail, sloping ceilings)

- 2 x bedrooms (1x double bed, 1x king-size bed)
- Family bathroom with shower and WC
- Laundry room
- Loft-style bedroom (open to living area below)

Outside Grounds

- Swimming pool (6x4m) with safety alarm
- Poolside decked terrace
- Terrace for al-fresco dining with lake view
- Barbecue
- Paved kitchen terrace
- Garden (sloping)
- Driveway (for up to 3 cars)
- Garage (for bike/equipment storage)









Location & Local Information

La Maison Vue Lac is located in an attractive residential area with lovely lake views from its slightly perched position, a leisurely walk from the charming village of Menthon Saint-Bernard and its lakeside harbour.

Menthon Saint-Bernard (650m) is a picture-perfect Savoyard village close to the eastern shores of Lake Annecy. Cobblestone lanes wind through a characterful setting of traditional stone houses, delightful cafés and shops, all framed by the forested foothills of the Alps. Here you will find everything you need including a boulangerie, butchers, good-sized grocery store as well as a selection of cafes and restaurants.

A further stroll brings you to the inviting lakeside beach (1.7km), a summer favourite for swimming and sunbathing (entry fees usually apply) while the lakeside is also a hub for water sports and boat rentals. From the port, enjoy leisurely summer boat trips across the lake, soaking in the surrounding mountain vistas.

The nearby Château de Menthon-Saint-Bernard (2km), perched dramatically above the village, is a must-visit – this fairy-tale castle offers guided tours and stunning views, with scenic walking trails through the surrounding wooded hills.

Cyclists can follow the renowned Voie Verte du lac d'Annecy, a dedicated greenway leading all the way to Annecy (this part follows the road), ideal for a day of exploration. In the other direction, explore the Réserve Naturelle du Roc de Chère, a protected promontory rich in biodiversity, perfect for hiking and birdwatching. Keen golfers will appreciate the proximity of Golf du Lac d'Annecy, with its manicured greens and Alpine backdrops.

For another delightful bike ride, head to the nearby village of Talloires (3km), known for its waterfront beauty and the family-friendly Plage d'Angon (5km). Meanwhile, the enchanting town of Annecy (10km), often dubbed the 'Venice of the Alps', is just a short drive/cycle or bus ride away, offering canalside restaurants, vibrant markets, a beautiful lakeside promenade and the captivating old town.









Local Amenities

Nearest Airport	**Geneva Airport (51km)**
Nearest Airport 2	**Chambéry Airport (52km)**
Nearest Beach	**Plage de Menthon Saint Bernard (1.7km)**
Nearest Golf	**Golf du Lac d'Annecy (1.2km)**
Nearest Restaurant	**Menthon-Saint-Bernard (750m)**

Nearest Shop	**Les Halles de Menthon (750m)**
Nearest Tennis	**Tennis Club De Menthon Saint Bernard (1.5km)**
Nearest Town	**Annecy (10km)**
Nearest Train Station	**Annecy (10.5km)**
Nearest Village	**Menthon Saint-Bernard (650m)**

What we love

- Dine al-fresco on the decked terrace with panoramic views over Lake Annecy and the surrounding Alps
- The light-filled living spaces feature large windows framing the beautiful vistas
- Just a short stroll from the heart of Menthon-Saint-Bernard with charming shops, cafés and restaurants
- Wander to the lakefront for summer swimming, boat trips, watersports and lakeside walks along the promenade
- Hire bikes and cycle to the heart of Annecy, then return home to cool off in your private swimming pool with glorious Alpine views

What you should know...

- If travelling with children, careful supervision is needed across the various split levels with some open stairs and staircases with no balustrade (as well as sloping gardens leading down to the pool).
- The fourth bedroom is a loft-style bedroom open to the living room below.
- Groups under the age of 30 are unable to be accommodated at this villa.
- 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:** £1000 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 on request only and subject to prior arrangement with the owner and additional charges.
 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.

- **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.

- **Other 2:** Groups under the age of 30 are unable to be accommodated at this villa.

- **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.

- **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.