

# Villa Eztia

Region: Biarritz Sleeps: 14

## Overview

A short distance from downtown Biarritz and La Grande Plage, Villa Eztia is a beautiful maison with spacious contemporary interiors and a heated swimming pool, sleeping up to 14 guests across seven inviting bedrooms.

Sociable families or a group of friends will love the vast open-plan living and dining space with doors opening up to sun loungers by the pool. The elegant kitchen is perfectly equipped whilst a wine cabinet will keep your Basque white wine chilled. Buy a bottle of Txakoli to accompany some grilled fish on the barbecue, served al-fresco beneath the vast shaded poolside terrace.

Air-conditioning, TVs and a Bluetooth speaker add to this modern villa's appeal and seven bedrooms offer flexible sleeping arrangements from king-size doubles to bunk-beds, including a 2-bedroom annexe with its own small kitchen and lounge. Outside, the gardens are also charming with a trampoline on the upper level and ample space to relax and soak up the glorious Basque sunshine.

Within a short drive you can be in downtown Biarritz with its chic boutiques, vibrant bars, atmospheric cafes and fish restaurants. Admire the town's art-deco architecture and luxurious summer residences dating back to the 19th century, especially by La Grande Plage. Enjoy the town's many sandy shores and perhaps even learn how to surf – this part of the Atlantic coastline attracts surfers from across the world!

Head to pretty Basque villages such as Bidart, under 10km away, follow the coastal walking trail south towards the Spanish border, play golf in prestigious surroundings or spend time appreciating the beauty of Bayonne, a gorgeous French city on the banks of the Adour and Nive rivers, under a 20-minute drive away from your Biarritz holiday home.



## Facilities

Modern • Easy By Train • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Cot(s) • High Chair(s) • Watersports • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interiors (200m2)

### *Ground Floor*

- Open-plan living-dining area (90m2) with TV
- Open-plan kitchen, well-equipped including dishwasher, wine cabinet, fridge, freezer, oven, microwave
- Children's playroom with TV
- Bedroom with double bed (160cm) and adjoining bathroom with shower and WC
- Laundry room / bathroom with shower

### *First Floor*

- Master bedroom with double bed (180cm), TV, dressing room and bathroom with bath, shower and WC
- Bedroom with bunk-beds
- Bedroom with twin beds (one 120cm, the other 90cm)
- Bathroom with bath, shower and WC
- Bedroom with double bed (140cm) and adjoining bathroom with shower and WC

### *Poolside Annexe (45m2)*

- Living area with kitchen and TV
- Bedroom with double bed (160cm) and one set of bunk-beds
- Bedroom with double bed (180cm) and bathroom with shower and WC

## Outside Grounds (plot of 2000m2)

- Heated swimming pool (4.5x10m) with electric safety shutter
- AI-fresco shaded dining and lounge area
- Barbecue
- Garden (partially terraced) with trampoline
- Parking (x3)
- Electric gate

## Facilities

- Wi-Fi
- Air-conditioning
- TVs (x3)
- Bluetooth speaker
- Washing machine and dryer

## Location & Local Information

In southwestern France near the Basque coast, Villa Eztia is set in a neighbourhood just outside the heart of Biarritz, around 2.5km from La Grande Plage and only a short drive from the airport and train station.

The 19th century seaside town of Biarritz is famed for its superb beaches which are loved by surfers from across the world. As you stroll along the promenade by La Grande Plage, admire the summer residences that the aristocracy built, especially the renowned Hotel du Palais, a symbol of the past decadence of this town. Biarritz' art deco architecture is also fascinating – fans of the Belle Époque era will appreciate the casino and aquarium.

Shop in the boutiques close to Place Clémenceau, soak up the atmosphere of the Basque food stalls of Les Halles and dine in upmarket fish restaurants near the Port des Pecheurs. There are ample cafes, bars and nightclubs too whether you prefer a surfing vibe or a chicer ambience.

The coastline also offers such a wealth of experiences from the striped beach tents of La Grande Plage to the stunning shores to both the north and south of the town. Côte des Basques is probably one of the most famous surfing beaches but locals also love the wilder coastline around Anglet to the north and the surfing opportunities in Bidart and Guéthary to the south, both charming places to visit in their own right. Look out for surfing schools for a range of abilities along this part of the glorious Basque coastline.

Golf-lovers have a great choice of courses including the prestigious NAS Golf Chiberta around 5km away whilst keen walkers should follow the incredible coastal trail from Bidart as far as Hendaye, close to the border with Spain. Further inland, discover wonderful paths through the Basque hills and around La Rhune mountain – an old wooden railway will also take you up to the mountain summit.

Idyllic Basque villages await within a short drive, many of them officially classified as some of France's 'Plus Beaux Villages' such as Ainhoa and Sare, both around half an hour away. Bayonne is another handsome place to explore, set on the banks of the Adour and Nive rivers, boasting beautiful Basque architecture and home to the Fêtes de Bayonne bullfighting season from July to September.



## Local Amenities

Nearest Airport

**Biarritz  
(1.6km)**

Nearest Train Station	<b>Gare de Biarritz (3.5km)</b>
Nearest Restaurant	<b>Local neighbourhood (Around 500m)</b>
Nearest Shop	<b>Bakery in local neighbourhood (Around 500m)</b>
Nearest Town	<b>Downtown Biarritz (Around 3km)</b>
Nearest Beach	<b>La Grande Plage (2.6km)</b>
Nearest Supermarket	<b>(Around 2km)</b>
Nearest Golf	<b>Golf de Biarritz (2.5km)</b>

## What we love

- Beautiful, modern air-conditioned interiors and so much space with its open-plan living design and children's play area
- Relax and dine al-fresco beneath the vast shady terrace near the swimming pool
- Reach downtown Biarritz and La Grande Plage in around 3km
- Surf the Basque coastline or admire its beauty via the wonderful 25km long coastal walking trail from Bidart to the Spanish border
- Visit idyllic Basque villages such as Sare and Ainhoa, both classified as two of France's '*Plus Beaux Villages*'

## What you should know...

- Two of the bedrooms can be found in a poolside annexe close to the main villa.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.

# Terms & Conditions

- Security deposit: €4000 paid to the owner by bank transfer two weeks before arrival and refunded three weeks after departure at the very latest, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- End of stay cleaning included?: Yes. However, 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 garbage disposal required will be charged against the security deposit.
- Linen & towels included?: Yes, excluding pool towels.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 14 nights.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: 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.
- Pool towels included?: No. Extra €8 per towel, payable locally.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Guests will be required to sign a copy of the owner's rental terms upon booking confirmation.
- Other Ts and Cs: Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, personal liability and any accidental damage caused during their stay. A copy of this policy may be requested by the owner before or upon arrival.
- Other Ts and Cs: Weddings, stag/hen parties and other celebrations are not permitted.
- Tax: French Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).