Maison Yvette

Region: Biarritz **Sleeps:** 10

Overview

A beautiful and bright villa in Biarritz within walking distance to the town's iconic sandy beach, La Grande Plage, Maison Yvette is a wonderful holiday home with five inviting bedrooms and a heated swimming pool.

This superb residence has been cleverly designed as three separate apartments, yet is rented exclusively as a villa sleeping up to 10 guests – throughout, guests can expect refined interiors and stylish décor. On the lower floor, find two of the apartments, each with their own lounge and open-plan kitchen, perfect for a small family (Apartment I has a double and twin) or accompanying friends and relatives (Apartments II has one double bedroom).

Upstairs is the pièce de resistance, a 2-bedroom apartment with a vast open-plan lounge and dining area with an American-style open kitchen and sliding windows leading out to an elegant terrace and the heated swimming pool, backed by mature trees and a characterful garden. Such a glorious spot to gather for long summer afternoons.

That said, there is so much to see and experience within walking distance! Start by strolling to La Grande Plage, around 750m away, backed by the Belle-Époque Hôtel Du Palais, and soak up the summer ambience of its sandy shores and striped beach tents as well as its nearby cafes and restaurants.

Downtown Biarritz also awaits with its shops, bars, restaurants and beaches. Pick up all sorts of delicious local produce at Les Halles covered food market or wander towards Port des Pêcheurs for exquisite seafood in a charming setting. Furthermore, Biarritz' beaches are a mecca for surfers from across the world, especially Plage









de la Côte des Basques, just south of the town, and the wild Atlantic beaches around Bidart, Guéthary and beyond.

Hike along the amazing coastal footpath between Bidart and Hendaye, near the Spanish border, or venture inland to visit picture-perfect Basque villages such as Sare, Ainhoa and Arcangues. You could even spend the day exploring the historic city of Bayonne or head north to soak up the trendy vibes in Hossegor with its picturesque lake and surfing shores, close to the magnificent Landes forest.

Facilities

Tennis Nearby • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Ideal for Kids • Horse Riding • Watersports • Private Pool • Historical Sites • Wine Tasting • Cycling • Golf Nearby • Villa • Chef/Cook Available • Wow Factor • Ideal for Teens • Has Discount • Has Offer • Special Offer • Walk to Beach • Heated Pool • Maid Service Available • Beach Nearby • Modern • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Transfers Available • Babysitting Available

Interior & Grounds









Villa Interiors (320m2)

The villa has been designed as three apartments, two on the ground floor and one on the top floor, which are rented out exclusively.

Ground Floor Apartment I (80m2, reached via the main hallway)

- Open-plan lounge and kitchen
- Bedroom with double bed (160cm)
- Bedroom with twin beds (90cm each)
- 2 x shower rooms
- WC
- Access to terrace (40m2)

Ground Floor Apartment II (65m2, reached via the main hallway)

- Open-plan lounge and kitchen
- Bedroom with double bed (160cm) and bathroom
- Access to terrace (20m2)

First Floor Apartment (145m2, reached via stairs from the main hallway)

- Large living space (80m2) with lounge, TV, American-style kitchen and dining area with doors opening out to terrace and swimming pool
- Master bedroom (20m2) with double bed (160cm), dressing area and shower room with WC
- Bedroom with double sofa-bed and shower room
- Access to main terrace (with swimming pool)

Outside Grounds

- Heated swimming pool (10x4m) with safety shutter. Open approximately May to September (heated approximately end-May to September). Reached via upper level
- Upper terrace with al-fresco dining and lounge area

- Upper garden
- Parking (three cars)

Facilities

- Wi-Fi
- TV (x4)
- Washing machine and dryer
- Hairdryer

Location & Local Information

It's unusual to find such a spacious and fine villa within a short stroll of La Grande Plage. Maison Yvette enjoys a fantastic location in Biarritz and is only 750m from Hôtel Du Palais, the art-deco hotel that can be found by the iconic sandy shores of Biarritz' famous beach.

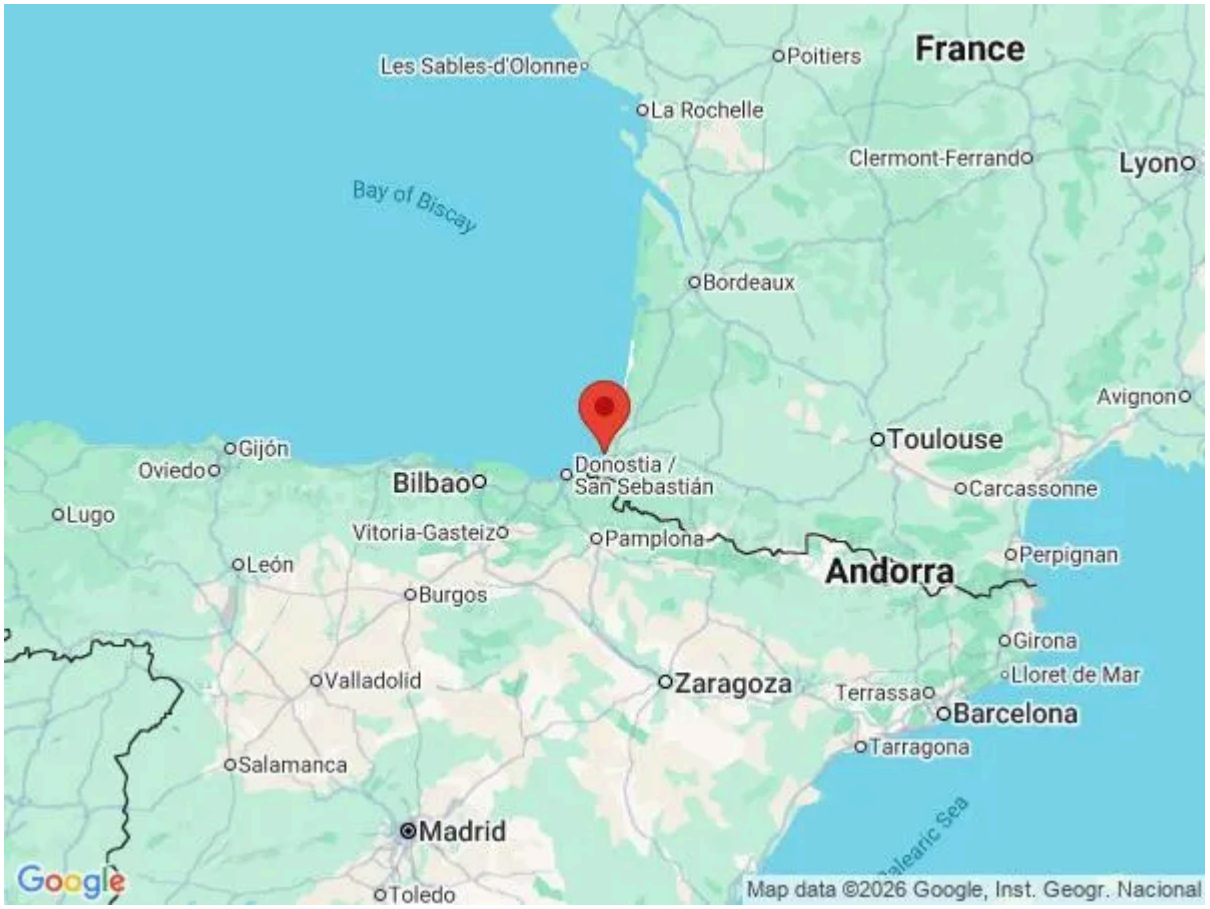
La Grande Plage gained popularity in the mid-19th century, famous not only for the Belle Époque casino and Hôtel Du Palais, but also for its striped beach tents, promenade and summer visitors. Soak up the bustling ambience of nearby restaurants and ice-cream parlours and walk all the way to the town's lighthouse for amazing views if you climb to the very top.

Heading towards downtown Biarritz, Port des Pêcheurs (1.5km) is another incredible scenic spot and a great place for dine out making the most of freshly caught fish from the Atlantic. Food lovers should also experience Les Halles covered food market, around a 20-minute walk away, where the very best Basque gastronomy is showcased each morning.

Elsewhere in Biarritz, discover the town's many shops, restaurants, cafes and bars, admire the sunset from Le Rocher de la Vierge, reached via a bridge designed by Gustav Eiffel, and come across beautiful churches and interesting museums.

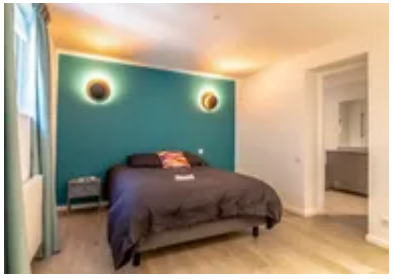
It's also a town popular with surfers who especially adore the waves of Plage de la Côte des Basques just south of the centre. Outside the town, venture to Guéthary (10km), another hotspot for surfers, and the wilder beaches of Anglet beyond the lighthouse. Golf-lovers note there are numerous courses across this region from prestigious Golf Chiberta to Golf Ilbarritz and further courses near the charming family seaside resort of Saint-Jean-de-Luz.

To experience the Basque culture and history of the region, visit Bidart (7km), a picture-perfect Basque village by the coast within easy reach whilst a little further afield









are Sare (27km) and Ainhoa (30km), both classified as two of France's '*Plus Beaux Villages*'.

Local Amenities

Nearest Airport	**Biarritz (3km)**
Nearest Train Station	**Gare de Biarritz (4km)**
Nearest Restaurant	**Local neighbourhood (Within 300m)**
Nearest Beach	**La Grande Plage (750m)**
Nearest Supermarket	**(300m)**
Nearest Town	**Downtown Biarritz (Around 900m to Biarritz Casino)**
Nearest Golf	**Golf de Biarritz (1.1km)**

What we love

- Amazing to be only a 10-minute stroll from Biarritz' iconic La Grande Plage!
- The unique layout of this stylish villa means that an extended family can travel together yet retain a fair amount of privacy on the ground floor, if needed.
- The upstairs living space is vast with doors leading straight out to the gorgeous terrace and swimming pool
- Soak up the bustling ambience of downtown Biarritz with its vibrant restaurants, bars, shops and brilliant beaches
- Try out surfing along the Atlantic coast, follow amazing cycling and walking trails or simply enjoy exploring pretty Basque villages and beautiful landscapes

What you should know...

- The villa has been designed as three separate apartments, all rented together for exclusive rental, with the pool reached via the upper level - please see the "Property Layout" tab for details on the layout.
- If staying with young children, supervision will be needed outside, especially by the pool and upper terrace.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

Terms & Conditions

- **Security deposit:** €7000 paid to the owner by bank transfer 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.

- **Linen & towels included?:** Yes. Mid stay linen change can be requested for an additional €350, payable locally.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
 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.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 Guests will be required to sign a copy of the owner's rental terms upon booking confirmation.

- **Changeover day:** Saturday in July and August, flexible during all other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. For stays of 14 stays, there is an additional fee of €300 payable locally. 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.

- **Other Cleaning:** Mid-stay cleaning (4 hours) included for bookings of 7+ nights.

- **Smoking Allowed?:** Outside only.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for civil liability as well as cancellations, personal belongings, public liability and any accidental damage caused during their stay. A copy of this policy may be requested by the owner before or upon arrival.

- **Minimum stay:** 7 nights. All other durations on request.

- **Pool heating charge?:** Included approximately end-May to September. 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 approximately end-May to September. 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.