



					
7 bedrooms	5 / 2 shower/bath rooms	Heated pool (during season)	Large garden, pétanque court	Brasero	Full access and PRM bedroom

Villa Etxola (or "hut" in Basque) is a typical wooden architect's house in the heart of the village of Canon. The house can accommodate up to 14 people with its 7 en-suite bedrooms between the main house and its annex.

5min walk from the shops of Le Canon and its typical oyster village of the Bassin d'Arcachon, where you can taste oysters with your feet in the water.

The house and its annex are in the heart of a vast landscaped garden where you can enjoy the numerous terraces, outdoor or covered, and the heated swimming pool, the outdoor bar, the barbecue area or the pétanque court. Each space is delicately sounded for each and every moment of relaxation, play and sharing of convivial meals.

The interior, decorated with sobriety and finesse, has been designed and built to welcome family and friends in a generous and sought-after setting.

The main house includes on the ground floor a vast living room, aligning the "Bulthaup" kitchen, the dining room and the interior living room with its fireplace, a first guest bedroom comes a PRM-friendly (bed 160) with dressing room, bathroom and toilets. The



level is supplemented by a laundry room and independent toilets. The whole space opens onto the terraces and the large garden overlooking the heated swimming pool in high season.

The first floor welcomes you with an office and relaxation area, then offers four en-suite bedrooms, including the master bedroom (bed 180) with its separate toilet and three guest en-suite bedrooms (beds 140 and 160), all three sharing a toilet. One of the guest bathrooms has a bath, the others a shower room.

The annex completes the property with two en-suite bedrooms (140 and 160 beds), and a separate toilet. It will also be a place to relax with a TV lounge upstairs and a summer kitchen to serve the pool, the brazier and the pétanque court.

The gated property has parking for two cars, an outdoor shower, a surf rack and a charging station for electric bikes (charging for electric cars can be arranged by special request).

Designed and built to be an exceptional holiday home on the peninsula, Villa Etxola offers concierge services on site and on request, which will meet the needs of both regular and new visitors to Cap Ferret in terms of holiday organisation and management.

Amenities, Equipments & Services

Adress	Le Canon - 40, boulevard des Mimosas, 33950 Lège-Cap Ferret
Google Maps	44.702691, -1.231524
Website	https://Villa-Etxola.com/
Sleeping capacity	14 guests + baby cot; no extra bed
House floor size	290 m2, on 2 levels
Land size	1800m2
Parking (not covered)	2 cars, gated
Living area (ground floor)	<ul style="list-style-type: none"> • Large living room open to the kitchen and dining room • Fireplace • Laundry room, washing machine and dryer • Toilet
Cuisine	<ul style="list-style-type: none"> • "Bulthaup" complete kitchen • Wine cellar, ice maker, professional glass washer and coffee machine
Living area (annex)	<ul style="list-style-type: none"> • Summer kitchen and bar • TV lounge (1st floor) • Toilets
Swimming Pool	9m x 4m, heated, salt filter and electric closing curtains
Music	Individual systems per living area: indoor lounge, main terrace, covered lounge, annex and pool, pétanque court
Internet	Broadband WiFi throughout the property
Work space	Working desk upstairs



Layout of the bedrooms in the main house

<p>Master bedroom (1st floor)</p> <ul style="list-style-type: none"> • 180cm King-size bed • Bathroom with shower, separate toilet, double washbasin • View on the garden and direct access from the balcony • Individual sound system SONOS 	<p>VIP room (ground floor), equipped for PRM</p> <ul style="list-style-type: none"> • 160 cm bed • Dressing room • Bathroom with shower and toilet • View on the garden and access to the terrace • Individual sound system SONOS
<p>Bedroom 3 (1st floor)</p> <ul style="list-style-type: none"> • Bed 140cm • Bathroom with shower • View of the garden and direct access from the balcony 	<p>Bedroom 4 (1st floor)</p> <ul style="list-style-type: none"> • Bed 140cm • Bathroom with bath
<p>Bedroom 5 (1st floor)</p> <ul style="list-style-type: none"> • Bed 140cm • Bathroom with shower 	<p>Other information</p> <ul style="list-style-type: none"> • Bedrooms 3,4,5 share a separate toilet on the first floor

Layout of the bedrooms in the annex

<p>Bedroom 6 (ground floor)</p> <ul style="list-style-type: none"> • Bed 140cm • Bathroom with shower 	<p>bedroom 7 (1st floor)</p> <ul style="list-style-type: none"> • Bed 160cm • Bathroom with bath
<p>Both bedrooms share a separate toilet on the ground floor</p>	