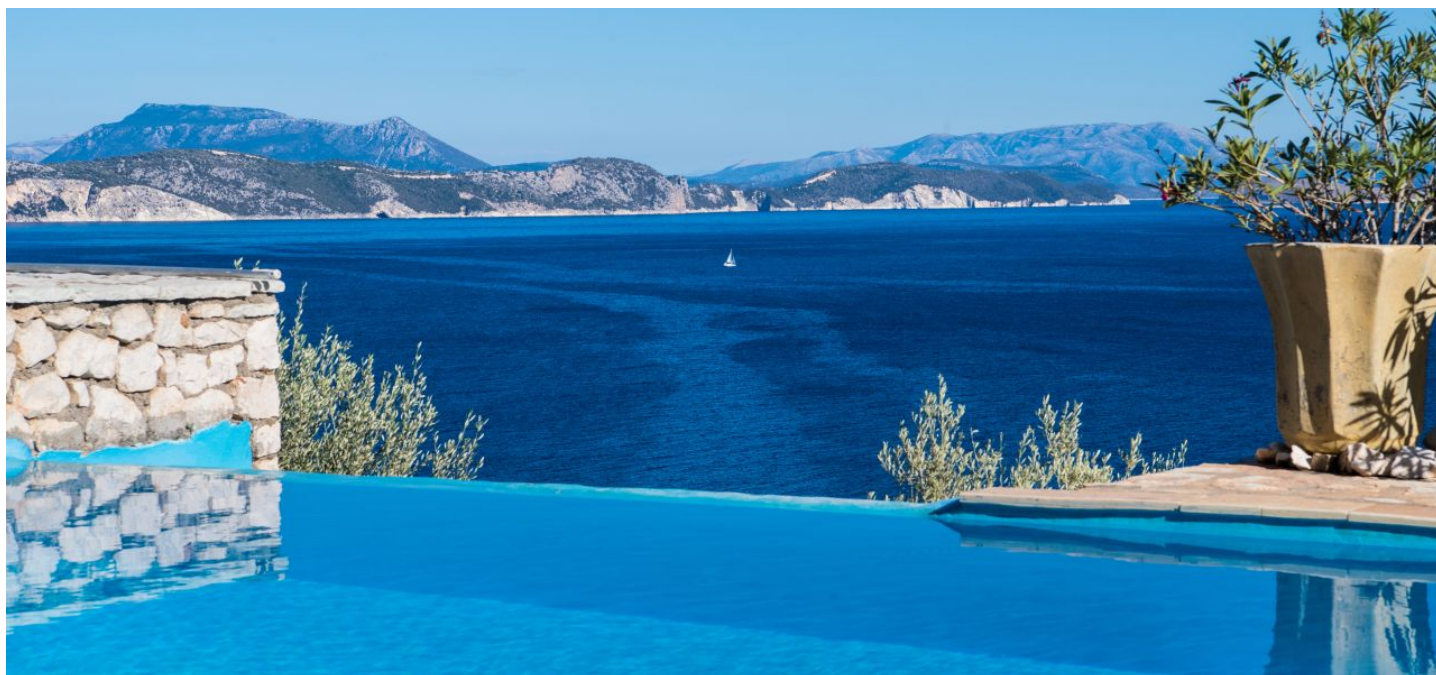




House Four-bedroom (5+kk)

197 m², Lefkada, Ionian Islands

€ 645 000 | CZK 16 183 050





House Four-bedroom (5+kk)

€ 645 000 | CZK 16 183 050

197 m², Lefkada, Ionian Islands

Plot	4 631 m ²
Parking	Yes
Cellar	-
PENB	G
Reference number	29311

Overlooking the gorgeous Ionian Sea and the islands of Ithaca, Cephalonia, Arcoudi and Meganissi, is this traditional-style villa (from 2002) that is set on a slope filled with olive trees.

Located on the **sought-after island of Lefkada**, the **seafront** home boasts ample space (197 sq. m.) on two levels. The upper level features a large living room with a **fireplace**, dining area and open-plan kitchen, a guest WC, and **two spacious bedrooms with ensuite bathrooms**. All of the rooms on the upper floor open onto **large balconies** that provide **awe-inspiring views** of the crystal clear blue sea. The lower ground floor has a utility room, a storage room, and **two independent studio bedrooms - each with a bathroom** and direct access to the garden.

The grounds boast **local flora** and the above-mentioned olive trees. Surrounding the villa is a stone-paved terrace with an attractive **swimming pool** – perfect for all those joyous days of sunshine.

The picturesque seaside village of Sivota is only 2 kilometers away, while the resort town of Nidri, known for hosting the annual Ionian Regatta (one of the biggest yachting events in the Mediterranean) and its bustling nightlife, is 15 kilometers away.

Villa: 197 sq. m.; **Grounds:** 4,631 sq. m.

