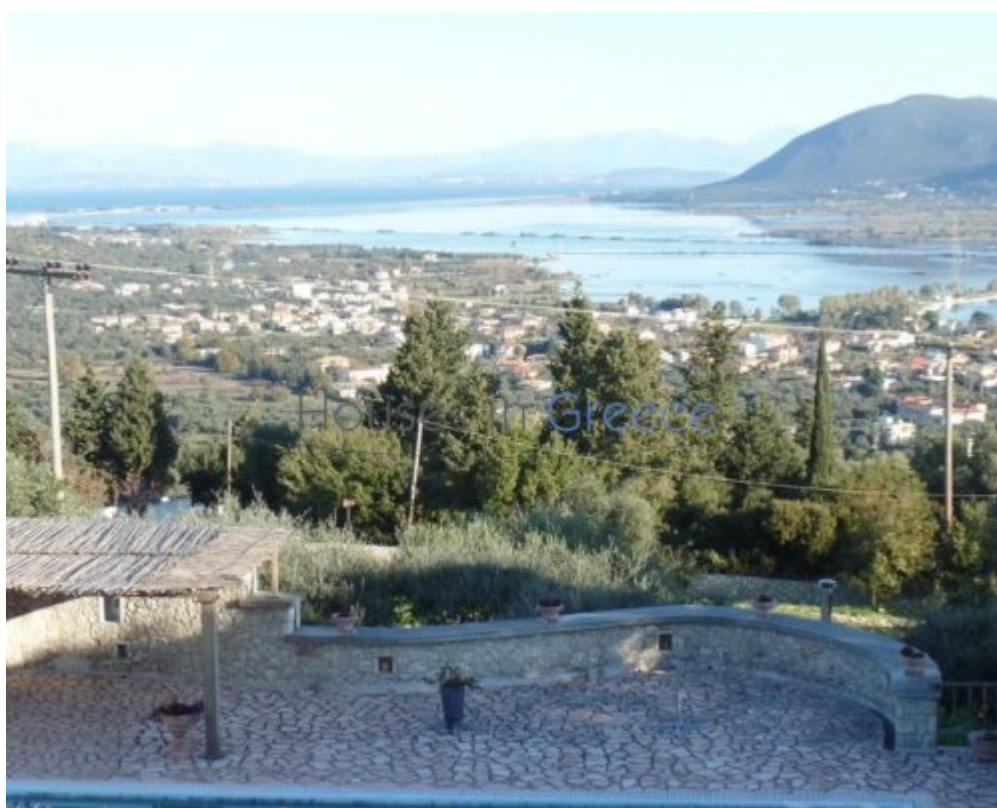




**Villa with swimming pool and huge garden for sale in Lefkada**

LEFKADA / LEFKAS



## Описание

Set on its nearly 7000 sqm land, this beautiful house is what I call home sweet home. You just wish you would never have to leave. Located on higher grounds, you will enjoy the magnificent view of the ever changing Ionian sea and the mature vegetation around you. No building can ever block you from this view and surroundings. Far from any neighbours, you will be able to fully enjoy the peacefulness of the place. You access easily the house from the asphalted road through an electric gate and drive up the 80m long stoned paved driveway. The property consist of the main house and the guest house and together they count 5 bedrooms and 3 bathrooms. Should that not be enough, you could build another 400 sqm habitation. The main house is surrounded by a sheltered veranda, adding to its country style atmosphere, overlooking the big swimming pool. Spread over 150 sqm, you will have on the ground floor the amazing reception area with huge ceiling, a beautiful kitchen, 2 bedrooms and 1 bathroom. On the first floor you will have another bedroom with its bathroom. The 90 sqm guest house is built with hand cut limestone and has the additional advantage of being situated below the main house and both are not visible from each other. There you will have all what is needed to be independent : kitchen, sitting room, 1 bedroom and 1 bathroom. Both houses were designed by a famous greek architect Notis Katopodis and built 2 years apart. He also designed the swimming pool and integrated it beautifully in the garden. The various terraces and pergola's are ideal for great gatherings but also to give anyone room for privacy. The closed garage is big enough for 3 cars, or can be shared should you need a workshop of any kind. The Mediterranean garden is beautiful and features some century old olive trees. Lefkada town with all its restaurants, bars, supermarket is just 5 km away. Lefkada, also known as the Greek Caribbean for its turquoise waters, still remains a well kept secret. Located on the western coast of Greece, it can be reached by car via a floating bridge. The nearest international airport Alkion Airport is 30 mn drive away, with direct flights from all over Europe. The motor way, which will connect Lefkada to Athens in less than 3 hours, should be finished by summer 2023. Should wish to drive all the way, Lefkada is a little over 2 hours drive from the port of Igoumenitsa. The geography of the island is very unique with numerous small island scattered around : Meganissi, Kalamos, Kastos, Scorpios, Skorpidi, Mathouri, Sparti, Thilia, Kythros. Known for the amazing landscape and the exotic water, beaches in Lefkada are considered among the most beautiful in Greece. One of the main attraction of the island being sailing, Lefkada main marina is one of the most modern in the mediterranean sea and can accommodate up to 620 yachts, numerous of other marinas are dotted around the island. Its countryside is mountainous and offers great opportunities for hiking and mountain biking all year round. Old hiking trails have been signposted and lead to mountainous villages, small forests, and waterfalls : Hiking in Lefkada. An other of its most fascinating features is the natural wetlands, which during the autumn and winter months, hosts the beautiful migratory flamingos. The lagoon of Lefkada, included in the Natura 2000 network, is one of the largest wetlands of western Greece and is included in the list of wetlands of international importance. In the winter you can even go skiing in Kalavryta in the nearby Peloponnese : Skiing in Kalavryta. With its increase in foreign customers, Lefkada is focusing at the high end real estate market.

## Информация о недвижимости

Тип	Id	Жилая площадь	Общая площадь	Цена
дома	H-1009	248 sq. m	7000 sq. m	1,200,000 EUR

Спальни	Ванные комнаты	Year Built	Distance From Sea
5	3	1997	1100

## Особенности

Камин, терраса, Стоянка, Частный бассейн, Barbeque, Кондиционер,

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