Property ID I4974

A complex consisting of two stone houses with a pool and unobstructed panoramic views of the Ionian Sea!



31100 Perigiali - Nydri - Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Perigiali - Nydri - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 404 m^2
Usable area	approx. 404 m^2
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	6
Plot size	approx. 6.431 m^2
Number of sep. toilets	1
Purchase price	2.300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2009
Condition	As good as new
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Parking spaces	6 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,40
Village	0,20
Town	2
Einkaufsmöglichkeit	0,20 km
Gastronomy	0,20 km
Krankenhaus	2 km
Airport	37,20 km

Location

Distance to the sea: 400 m
Distance to the city: 2 km
Distance to the town center: 200 m
Distance to the airport: 37.2 km
Distance to the port: 2 km

This magnificent location will leave you with the best memories of your vacation in Lefkada, featuring breathtaking blue waters, luxury, and relaxation.

ACCESS:
There are 5 ways to reach the island of Lefkada:

BY CAR:
Lefkada is the only island you can reach by car via a free ferry. To do so, use the DC bridge connecting the island to Acarnania.

By plane:
From Eleftherios Venizelos International Airport to Spata for Aktio, with both scheduled and charter flights. A bus or taxi will take you from Aktio Airport20 km awayto Lefkada.

BY PRIVATE BOAT:
Numerous services are available at the Lefkada Marina:

By bus:
Another way to get to Lefkada is by bus from Athens,

BY BOAT:
There are daily ferries connecting Corfu with Igoumenitsa, with schedules varying by season.

Property description

LEFKADA NYDRI:
Situated in a privileged, elevated location in Perigiali, this complex of two natural-stone houses offers unobstructed panoramic views of the azure Ionian Sea, the surrounding islands, and the mountainous landscape of Lefkada.

The location combines absolute tranquility and privacy with direct access to the attractions in the eastern part of the island and is a rare example of architecture that blends harmoniously with nature.

The properties span a generous area of 6,431 m^2 and offer comfort and independence. Each villa has a total floor area of 202 m^2, spread over three levels.

Particular emphasis was placed on functionality and the use of natural materials such as stone and wood. The ground floor features an open-concept living and dining area with large windows that let in plenty of natural light, a kitchen, a bedroom with an en suite bathroom, and a guest restroom.

An interior staircase leads to the first floor, where there are two additional bedrooms, each with its own bathroom and access to balconies offering panoramic views.

The 75 m^2 basement provides practical storage space and an entertainment room.

The outdoor design is geared toward hospitality and relaxation: Each residential unit features its own 70 m^2 swimming pool and landscaped green spaces with several living and dining areas. A communal tennis court rounds out the amenities.

Equipment/Features

- Ocean view
- Fireplace
- Air conditioning
- Internet
- Swimming pool
- Balcony
- Garden
- Fence
- Storage room
- Furnished
- Security door
- Solar water heater
- Boiler
- Playroom
- Double-glazed windows
- Internal staircase
- Grill
- Trees
- Stone house
- Mountain view
- Paved driveway
- Facade
- Brick
- Aluminum frames
- Excellent location
- Within the development
- Covered terrace

Nearby

- Airport
- Port
- Marina
- Beach
- Restaurant
- Supermarket
- Kiosk/convenience store
- Shops for daily necessities

Other data

The high-quality construction and strategic location make this property an excellent choiceboth as a high-end vacation home for personal use and as a solid investment in Lefkada's tourism sector with proven potential for appreciation.



Your contact person

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