

Ionian Islands

# Villa Olivia

CODE DU BIEN: GR23373058



PRIX D'ACHAT: 1.350.000 EUR • SURFACE HABITABLE: ca. 186 m<sup>2</sup> • SUPERFICIE DU TERRAIN: 3.531 m<sup>2</sup>

CODE DU BIEN: GR23373058 - 31100 Ionian Islands

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## En un coup d'œil

CODE DU BIEN	GR23373058
Surface habitable	ca. 186 m <sup>2</sup>
Disponible à partir du	Selon l'arrangement
Chambres à coucher	4
Salles de bains	3
Place de stationnement	1 x Abri de voitures

Prix d'achat	1.350.000 EUR
Type de bien	Villa
Surface de plancher	ca. 0 m <sup>2</sup>
Aménagement	Terrasse, Cheminée



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## La propriété





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## Une première impression

Escape to Olivia, a luxurious villa nestled within an enchanting olive grove in Lefkada. Designed to seamlessly blend with its natural surroundings, this stunning property offers a serene and private haven. Located in Tsoukalades village, Olivia provides easy access to Lefkada's beautiful blue flag beaches and the vibrant capital. Within walking distance, you'll find charming bakeries, cafes, restaurants, and mini markets to meet all your daily needs. The villa boasts a contemporary design, with open living spaces that effortlessly connect indoor and outdoor areas. The well-appointed kitchen, dining area, and spacious living room are filled with natural light, while offering panoramic views of the olive grove. Step outside to discover the expansive 60m<sup>2</sup> swimming pool, perfect for refreshing dips. Enjoy al fresco meals in the outdoor dining area and savor grilled delights in the barbecue area. Unwind by the fire pit on the terrace, or indulge in drinks at the outdoor bar. For ultimate relaxation, immerse yourself in the heated jacuzzi (16m<sup>2</sup>) while admiring the breathtaking sea views. Olivia features four bedrooms, including two master suites with private bathrooms, and an additional shared bathroom. Upstairs, a recreational terrace awaits, complete with a gas fire pit, comfortable lounge area, and a fully equipped wet bar. The terrace also houses a jacuzzi, allowing you to unwind while soaking up the stunning views of the Ionian Pelagus and the colorful sunsets. This luxurious villa offers exceptional comfort, making it ideal for families or discerning guests seeking privacy and relaxation. The property is designed to be energy efficient, featuring underfloor heating throughout, an underground water tank, and solar heating and cooling systems. Parking is convenient with space for up to four cars. Whether you seek a tranquil private retreat or a lucrative rental investment, Olivia is the epitome of a dream villa.



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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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