

# Villa Xi Sunset

Region: Kefalonia Sleeps: 6

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## Overview

The idyllic and comfortable Villa Xi Sunset is carved into the lush countryside landscape in the picturesque village of Mantzavinata in the Paliki area of Kefalonia. It offers a wonderful mix of traditional, natural and contemporary living in a secluded, peaceful location. Mantzavinata is an atmospheric, quiet village, just 2 km from the beautiful Xi Beach, which is friendly and welcoming. The village, famous for its Mantzavino wine, hosts a fabulous wine festival each August. It is 4 km southwest of Lixouri.

Villa Xi Sunset is extremely spacious both inside and out. With large, open spaces, it overlooks majestic cliffs and mountains and the stunning, crystal clear, azure Ionian Sea. The lush landscape frames astonishing sunset and sunrise views which are very special. The villa boasts three spacious bedrooms, all with excellent, modern ensuite bathrooms so is ideal for a family or a group of friends.

The open-plan living, dining and kitchen area is contemporary and wonderfully light and airy. Many windows and doors illuminate the whole area. The kitchen is fully fitted and contains everything you would wish for a self-catering holiday. The living space leads to a delightful terrace and swimming pool. There is an outdoor lounge area as well as alfresco dining. The outside space is perfect for alfresco meals, pre-dinner drinks as well as morning cups of coffee. Sun loungers surround the swimming pool. You cannot fail to relax in this beautiful setting.

The villa's interior is modern with earthy tones of beige, white and grey. The furnishings are contemporary and of excellent quality. Two of the bedrooms have double beds, and the third has twin beds which are next to each other. The fully tiled ensuite bathrooms are well maintained. The rooms in this villa enjoy fabulous views either towards the



ocean or the mountains. Villa Xi Sunset is a wonderful escape from everyday busy lives. Guests will enjoy the understated beauty and comfort offered.

## Facilities

Air-Con • Private Pool • Ideal for Kids • Villa • Walking/Hiking Paths • Boat Trips • Historical Sites • Special Offer • Has Discount • Ideal for Teens • Beach Nearby • All Bedrooms En-Suite • Ground Floor Bed & Bath • Modern • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV

# Interior & Grounds

## The Villa

Villa Xi Sunset is a one-storey home with private pool in Kefalonia.

### Ground Floor

- Open-plan living and dining area with outdoor access
- Fully equipped kitchen
- Two double bedrooms with en-suite shower rooms
- Twin bedroom with en-suite shower room

### Exterior Grounds

- Swimming pool 4m x 8m, depth 0.60m- 1.70m
- Sun loungers
- Covered dining area
- Seating area
- Garden and lawn

### Additional Facilities

- Wi-Fi
- Air-conditioning throughout
- Fireplace
- Television
- Hairdryer
- First aid kit
- Dishwasher
- Parking



# Location & Local Information

Villa Xi Sunset is located in the stunning lush countryside in the tranquil village of Mantxavinata, close to Lixouri. Lixouri is the second largest town in Kefalonia, 35 km west of Argostoli. The beautiful town was built on the site where the ancient city of Pali used to be, before the major earthquake of 1953. Plenty of delightful restaurants and bars line the busy waterfront of Lixouri and the main square, Plateia Petritsi. Lixouri holds many festivals throughout the year and is known for its rich cultural traditions. It boasts one of the oldest philharmonic schools in Greece. You can visit some atmospheric churches with wonderful frescoes, the archaeological museum, neoclassical buildings and the famous Monastery of Kipoureon.

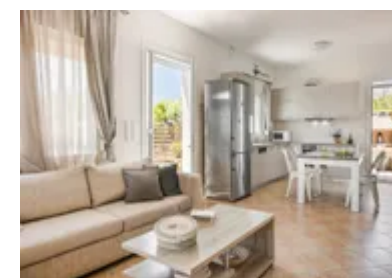
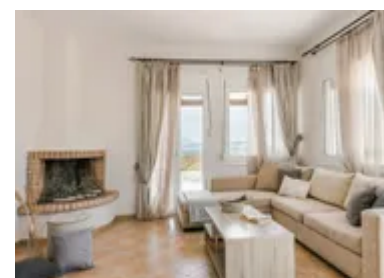
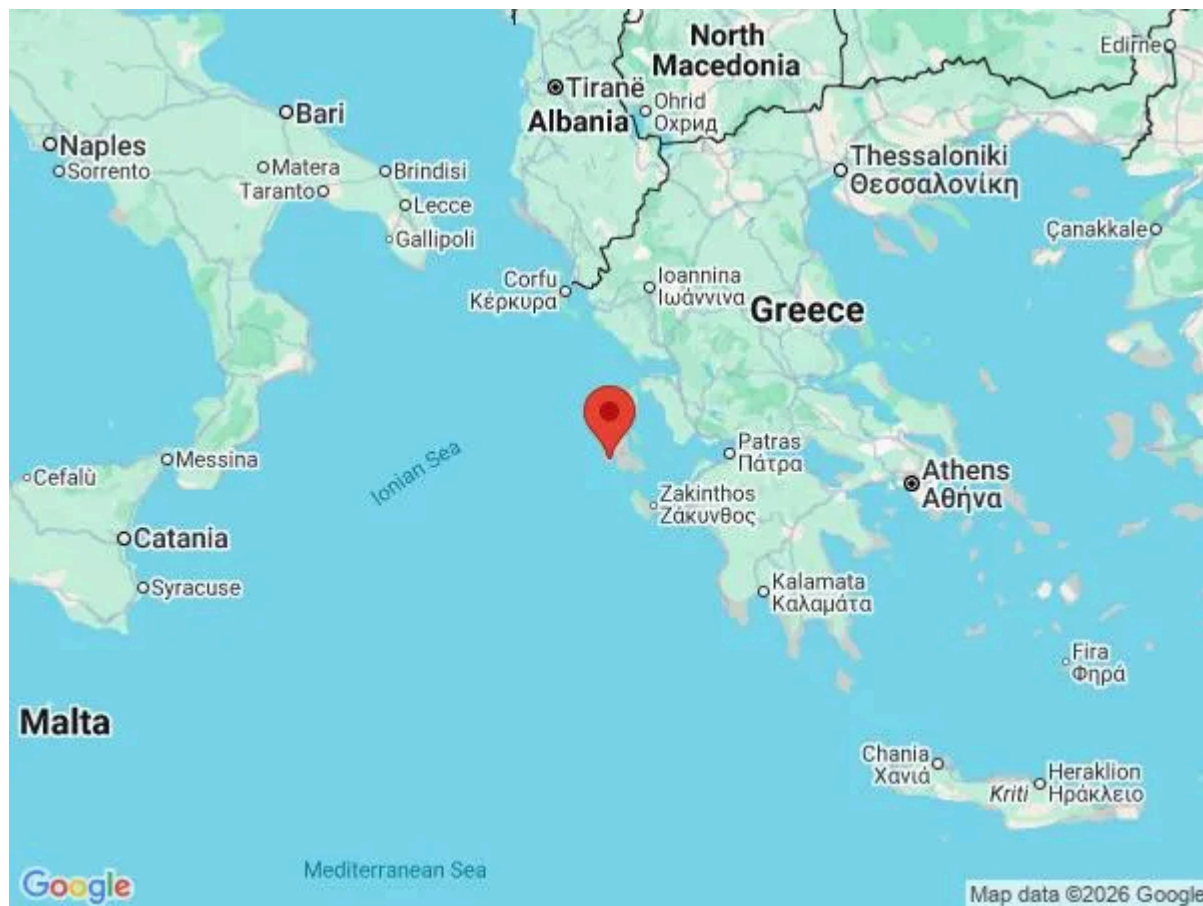
Xi Beach is characterised by its white rocky hills and its fine, reddish-brown sand. It is a well-organised beach with straw umbrellas and sun loungers as well as a beach bar and watersports centre. You can use the red sand as an impromptu face mask! Also, close by are Megas Lakkos Beach, Lepeda Beach, Kounopetra Beach, Markris Yalos Beach, Gradakia Beach and Fanari Beach. A huge rock stands between Xi Beach and Megas Lakos. The beach offers lovely views to the islet of Vardiani. The famous Myrtos Beach is 21.4 km from the villa and definitely worth the drive. It is one of Kefalonia's most dramatic sights and among the best beaches in Greece.

Kefalonia shot to fame with the film Captain Corelli's Mandolin and it is easy to see why it maintains its popularity. Lush hilly forests guard the sprawling vineyards, honey-hued sands surround the island and are kissed by turquoise calm waters and pretty towns and villages come alive for tourists in the evenings.

Further north from the Paliki peninsular are Assos and Fiskardo, both wonderful day or evening excursions from the villa. Assos is peaceful and charming with some excellent restaurants and cafes. It is surrounded by luscious green scenery and verdant forests. It offers a mystical atmosphere, almost as though the village is lost in time. Pretty pastel-coloured houses are nestled into the steep hillsides, and the castle is a popular visit. On the northern tip of the island, Fiskardo is trendy and chic. The waterside dining is fabulous, and there is a great selection of unique boutiques. As well as colourful fishing boats in the harbour, you will see many luxury yachts as Fiskardo is the place to be in Kefalonia.

## Local Amenities

Nearest Airport	<b>Kefalonia International Airport (46 km)</b>
Nearest Ferry Port	<b>Sami Port (49 km)</b>
Nearest Village	<b>Mantzavinata (300 m)</b>



Nearest Town/City	<b>Lixouri</b> <b>(5 km)</b>
Nearest Restaurant	<b>Antonello's Grill</b> <b>(2.5 km)</b>
Nearest Beach	<b>Xi Beach</b> <b>(2.5 km)</b>
Nearest Supermarket	<b>Supermarket</b> <b>(3 km)</b>

## What we love

- The views from Villa Xi Sunset are amazing, both towards the azure Ionian Sea and towards the mountains. You will certainly return with some fabulous sunset and sunrise photographs!
- The villa is very comfortable and offers fantastic, secluded outdoor space
- Some fabulous beaches can be reached very quickly from the villa. You must visit Xi Beach (famous black sand), Megas Lakos Beach and also the famous, breathtaking Myrtos Beach
- There is a car ferry between Argostoli and Luxouri, making getting around the island easier than it may look on the map.
- You must visit the British Cemetery in Argostoli, such a snapshot of the island's history.
- Some small improvements being made in winter 20/21, new photos to follow.

## What you should know...

- The village of Mantzavinata is famous for its delicious Mantzavino wine. You must try it! Perhaps you may even be lucky enough to be visiting when the village holds its annual wine festival
- You will be in for a treat with the delicious Greek cuisine available on the island. You must try some traditional moussaka, souvlaki, dolmades and spanakopita. You will be offered ouzo after many meals!
- The villa is close to Lixouri, which is well worth a visit.

# Terms & Conditions

- **Security deposit:** No security deposit is charged, but should there be any damage or loss caused during your stay you will be liable.
- **Arrival time:** Flexible, please confirm with owner prior to arrival.
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.
- **Changeover day:** Any
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** Minimum stay nights 5 nights except period 01/08-31/10 that is 7 nights
- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €15 per night per unit

November-February €4 per night per unit