

# Villa Kato

**Region:** Lefkada **Sleeps:** 8

---

## Overview

Villa Kato seamlessly combines elements of traditional architecture with contemporary comfort, located just a short distance from the Lefkada town centre. The spacious open-plan living area facilitates group gatherings, providing ample space for conversation, dining, and kitchen activities. Large doors open onto the terrace, extending the living space outdoors. The interior decor features a blend of natural materials and modern furnishings, creating a welcoming atmosphere with attention to detail.

The villa comprises three inviting bedrooms, each offering stunning sea views and direct access to either a terrace or the pool area. Every bedroom is accompanied by an ensuite bathroom for added convenience and privacy.

The well-maintained garden offers a tranquil retreat, with fragrant pine trees and panoramic views of the Ionian Sea. The focal point is the private pool, surrounded by a deck furnished with comfortable loungers. A pergola provides shade and frames the scenic vista, enhancing the outdoor experience.

## Facilities

Villa • Hairdryer • Historical Sites • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Watersports • Waterfront • Wine Tasting • Walking/Hiking Paths • Chef/Cook Available • Rural Location • Maid Service Available • Private Pool • Beach Nearby • Seafront • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Located in the western side of Lefkada, the most gifted by nature part of the island with the most famous beaches (Nikitas, Kathisma, Egremni, Porto Katsiki), Villa Kato offers warm hospitality to its guests. There are 3 bedrooms and 3 bathrooms, and it can accommodate up to 8 people

### *Lower Ground Floor*

- Bedroom with double bed, a sofa bed, access to the pool area and en-suite shower room
- Bedroom with double bed, a sofa bed, access to the pool area and en-suite shower room

### *Ground Floor*

- Ample living room with fireplace, satellite TV and access to a terrace
- Open plan dining area for 8 people and access to the terrace
- Fully equipped kitchen with breakfast bar

### *First Floor*

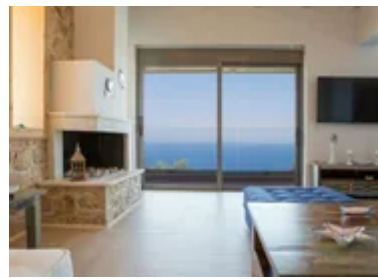
- Master bedroom with double bed, access to a private furnished terrace with sea views and en-suite shower room

### *Exterior Grounds*

- Private swimming pool
- Large terrace and garden area
- Outdoor dining
- Various sun loungers
- Garden furniture
- Various parasols
- Sea views
- Jacuzzi

### **Additional Facilities**

- Wi-Fi
- Air conditioning
- Safe
- Hairdryer
- Toiletries
- Parking



# Location & Local Information

Nestled in a serene setting, Villa Kato enjoys a prime location amidst lush surroundings, with views of the sea and convenient access to the nearby beach.

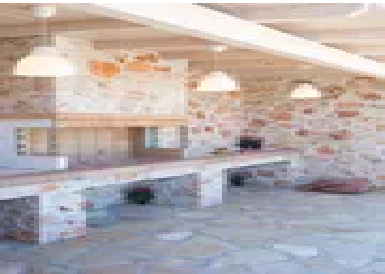
The neighbouring Tsoukalades village, just a short stroll away, offers a charming retreat nestled in the mountains. Stone houses line its quaint streets, blending seamlessly with the pine trees that adorn the landscape. A leisurely forest path leads from the village to the picturesque Pefkoulia beach, perfect for a tranquil morning in nature. While maintaining its traditional character, the village has seen some modest improvements in recent years to enhance the visitor experience. The village exudes a peaceful ambience, primarily residential with cosy tavernas and a bakery offering local delights. The nearby beach remains delightfully secluded, ideal for serene swims in the clear turquoise waters.

Lefkada, situated between Kefalonia and Corfu in the Ionian Sea, is renowned for its tranquil beauty. Dubbed 'The Caribbean of Greece,' it boasts breathtaking natural landscapes, providing ample opportunities for both adventure and relaxation. Spanning 35km north to south and 15km east to west, Lefkada offers diverse experiences, from the pristine expanses of the West Coast to the lively resorts and beautiful beaches of the East Coast.

For those seeking further exploration, regular car ferries connect Lefkada to nearby islands such as Kefalonia, Ithaca, and Meganissi, each offering unique perspectives of the stunning surroundings.

## Local Amenities

Nearest Airport	Aktion International Airport (27km)
Nearest Ferry Port	Patras Ferry Port (182km)



Nearest Village	<b>Tsoukalades (2km)</b>
Nearest Town/City	<b>Lekfada (7km)</b>
Nearest Restaurant	<b>To Katy Allo (2km)</b>
Nearest Bar/Pub	<b>Varko Summer Bar (7km)</b>
Nearest Supermarket	<b>Super Market Proton (km)</b>
Nearest Beach	<b>Lefkada Tennis Club (6km)</b>
Nearest Tennis	<b>Lefkada Tennis Club (6km)</b>



## What we love

- This sublime infinity pool stretching across the garden makes for an incredible centrepiece to the stunning garden!
- Enjoy the rustic feel of this exposed stone feature wall alongside the modern kitchen set up while admiring the breath-taking sea views through the two sets of French doors!
- With an outdoor kitchen, a spectacular pergola, plenty of sun loungers and even more casual seating, and of course a huge pool, you'll adore spending time in your garden!

## What you should know...

- Two of the bedrooms lead directly to the pool terrace, so take care if travelling with youngsters
- A sofa bed in two of the bedrooms can accommodate an extra guest each

# Terms & Conditions

- **Security deposit:** €200 to be paid on arrival and to be refunded in full on check-out subject to a damage inspection
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Saturday and Sunday (can be discussed upon request).
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Not permitted.
- **Minimum stay:** 7 nights
- **Internet access?:** Wi-Fi internet access included in rental price.

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