

# Villa Nerantzies

**Region:** Peloponnese   **Sleeps:** 16

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## Overview

Villa Nerantzies is a beautiful, homely villa with substantial living spaces and a fantastic garden. It is located in the charming tiny village of Nerantzies, close to Selianitika, an idyllic coastal village in northern Achaia, Peloponnese. With three bedrooms, it comfortably sleeps seven guests, though you can add a few others if they are happy to sleep on sofas.

Nerantzies is just a few kilometres northwest of Agio and 26km east of Patras on the Gulf of Corinthia, so the views from Villa Nerantzies of the deep blue gulf are amazing. Selianitika is a friendly place with charming authentic tavernas which will happily deliver delicious traditional Greek feasts to the villa. There is plenty to do in this fabulous area including wine tours and tastings, excursions to Aigialeia and the beautiful Trizonia islands, visits to museums such as the fascinating New Archaeological Museum of Patras and the Kouniniotis Museum for the Black Raisin, countryside jaunts to see the brilliant Antirion Bridge and the two Venetian castles of Rio and Antirion and relaxing beach days at Longos, Selianitika, Avithos and Nikolaika Elaionas.

Villa Nerantzies is very spacious. It is built over two floors with three large bedrooms, two bathrooms, a dressing room, a library and office space on the first floor, and living spaces on the ground floor. The south ground floor is home to an enormous bright and airy living room, a spacious kitchen diner, another smaller relaxation space and a covered balcony. With huge picture windows that swivel completely, the views across the gardens to Selianitika village and the Corinthian Gulf are exceptional. These huge windows also drown the living space in natural light. The room offers four large sofas, a massive fireplace and characterful exposed brick walls. The kitchen diner is open plan, with the dining area enjoying a huge table, a smart television and a music system. Doors open to the terrace with its

The north ground floor consists of a further 2 bedrooms, one with a double bed and the other with a double bed that can be converted into twins. There is a spacious living area with a fully equipped kitchen and laundry room. The bedrooms share a bathroom. This separated living space allows for larger groups to enjoy a fun-filled holiday together.

## Facilities

Air-Con • Walk to Village • Waterfront • Cots (Cribs) • Tennis Nearby • Table Tennis • Eco Friendly (Sustainable) • Seafront • Great Value • Laptop Friendly Workspace • Wi-Fi/Internet • Villa • Maid Service Available • Chef/Cook Available • Modern • Pre-Stocked Fridge Available • Wine-Tasting Available • Transfers Available • Recommended • Private Pool • Uses solar energy and a fresh water well • Has it's own vegetable patch • Supports the local community (locally owned) • Ideal for Babies & Toddlers



• Committed to Renewable and Green Energy • Ideal for Kids • Tennis rackets • Basketball net • Promotes Sustainable Living (Recycling) • Ideal for Teens • Promotes Sustainable Living (Vegetable Patch) • Pets on Request • Walk to Restaurant • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • Tennis Court • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## The Villa

Located in the middle of a big farm, in a very quiet area, the villa can accommodate up to 16 guests, featuring 5 airconditioned bedrooms, 4 large family bathrooms, a large swimming pool, and all the needed amenities for a comfortable stay.

### *South Ground Floor*

- Large fully equipped kitchen
- Dining and living area with direct access to a covered balcony

### *First Floor*

- Bedroom with double bed with its own dressing room and balcony
- Bedroom with double bed (can be separated in 2 singles), and an extra smaller bed
- Bedroom with double bed with its own dressing room and library
- Office/computer space
- Atrium area (5x2 m aperture)
- Family bathroom
- Family bathroom

### *North Ground Floor*

- Bedroom with double bed, large wardrobe and direct access to the south side of the pool
- Bedroom with double bed (can be separated in 2 singles), with its own large wardrobe
- Dining area
- Living room with 3 sofas (one of which can be converted to one double bed or 2 single beds)
- Fully equipped kitchen
- Laundry room
- Family bathroom

### *Exterior Grounds*

- Large private pool 60 sqm
- Sun loungers & Umbrellas
- Dining area
- Barbecue, can cook a whole lamb
- Tennis court

### **Additional Facilities**

- Wi-Fi
- Satellite TV
- Air conditioning
- Heating
- Indoor fireplace
- Hot water
- Linen and towels
- Fire extinguisher
- First aid kit
- Washing machine
- Dishwasher
- Refrigerator
- Oven
- Bathroom essentials



- Extra pillows and blankets
- Iron
- Clothes drying rack
- Library
- High chair/cot/children's books and toys
- Kettle
- Coffee maker
- Free parking for 8+ cars on premises
- Table tennis
- 6x beach chairs
- Basketball nets



## Location & Local Information

Villa Nerantzies enjoys a fabulous position in the tranquil village of Nerantzies. Selianitika is very close by where you can enjoy the beach, tavernas and shops. Some of the tavernas offer a delivery menu.

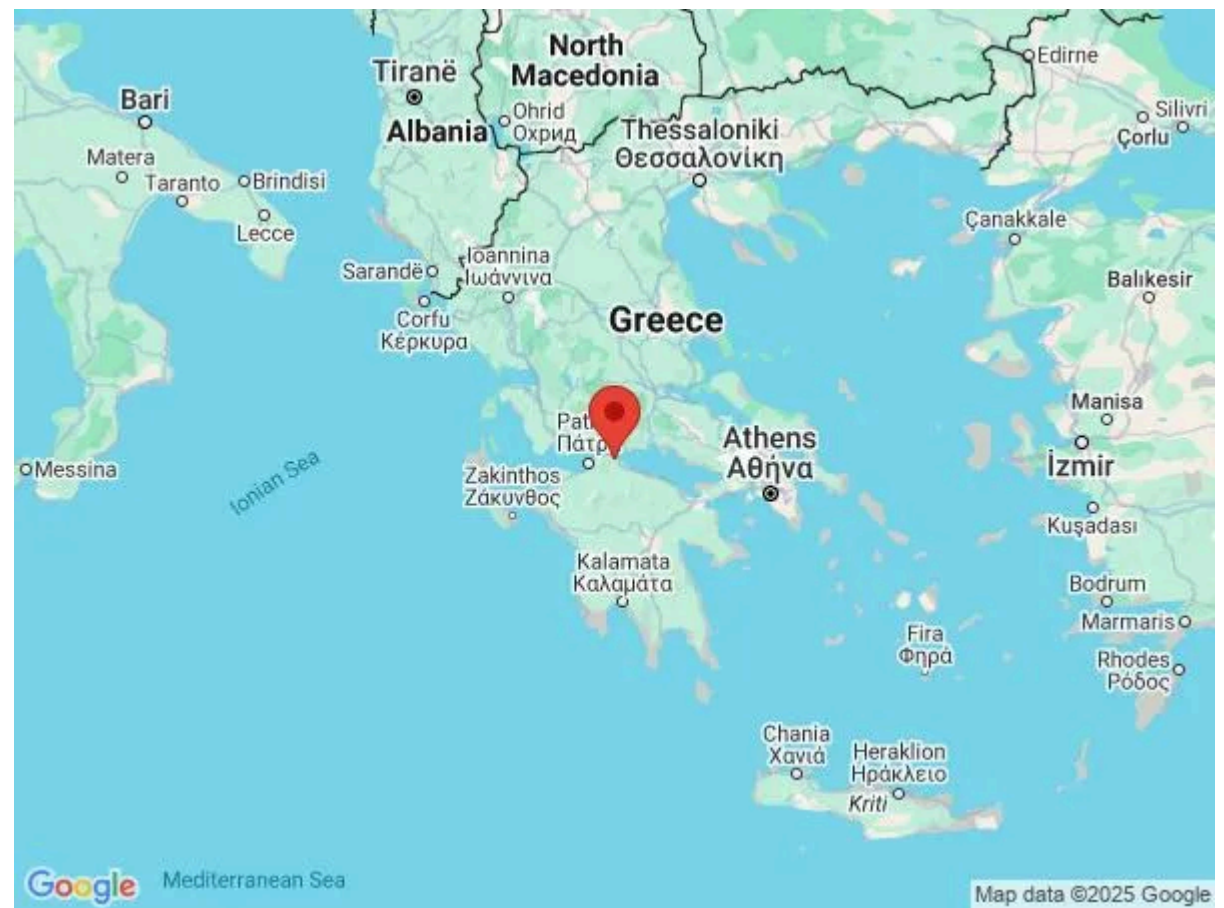
The area of Aigialeia is famous for its excellent red and white wines. You can visit the wineries for tours of the vineyards and tastings as well as to buy the wines. The most important wineries are Oinoforos Rouvalis, Cavino, Achaean Winery, Riras, Tetramithos and Karanikolas. You can also enjoy some appetizers with the wines.

The best of the east Achaia beaches are Longos which enjoys crystal clean water, tavernas, bars and entertainment until dawn, the gorgeous Selianitika Beach which is perfect for families and enjoys captivating scenery, Avithos or Akoli Beach which is in Rododafni village and takes its name from the cool deep water and Nikolaika-Elaionas Beach which is a beautiful seaside area between Diakopto and Aigio. This is a pretty pebble beach with charming small tavernas.

Loggos village was founded in the 15th century by two large Byzantine families. It is one of the oldest villages in Peloponnese and enjoys many traditions and cultural events. Its museums offers hundreds of interesting exhibits.

The historical Monastery of Agia Lavra and cave is a wonderful visit. Close to Kalavryta, you can head to the village of Kastria where you will find the Cave of the Lakes. There are some gorgeous waterfronts in the neighbouring village of Planitero on the Aroanios River where you will find salmon and trout fish farms and some amazing fish tavernas.

The Panagiotopoulos country house in Lambiri offers a fabulous estate which is open to visitors for coffees, drinks, delicious food, sun bathing on the sandy beach and clubbing. It is roughly 5km from Selianitika.



Other popular excursions are to the Trizonia islands and walks and climbs along the Vouraikos River with a train ride from Diakofto. The river flows from the Aroania mountains past the towns of Kalavryta and Diakofto into the Gulf of Corinth near Diakopto. The Odontotos railway follows the Vouraikos gorge from Diakofto to Kalavrita. Nafpaktos town enjoys a medieval castle, a wonderful Venetian harbour, fabulous tavernas at Gribovo Beach and an excellent nightlife. The Kouniniotis Museum for the Black Raisin in Aigio offers visitors an interesting experience of watching the processing and packaging of raisins and other fruits.

Further into the Peloponnese, the Mani peninsula attracts visitors for its Byzantine churches and Frankish castles, its secluded beaches and stunning scenery. The fortified mansions and towers of Mani are a beautiful sight with tiled roofs and raw walls. Medieval villages are perched on hilltops with the stone towers hanging on the steep cliffs. From Kardamyli you can visit the nearby Alepotripa Caves and the dramatic Viros Gorge as well as Cape Tainaron. Kardamyli is one of the best preserved traditional villages of Mani with bars, shops and restaurants. You can hike to the Viros Gorge and the springs of the Viros River. If you take the main coastal road in Mani, it will take you from the foothills of Mt Taygetos past Proastio with its beautiful churches, past the picturesque Stoupa and the ruins of the Frankish castle of Beaufort. It then follows to the harbour of Agios Nikolaos and Agios Dimitrios Beach. Passing through Platza and Nomitsi, you will then reach Itilo, the capital of the region and then Areopolis. South of Areopolis are the Diros caves, Harounda Village and the village of Mezapos. The picturesque village of Gerolimenas is further along, spread around a pebbled beach and where you can enjoy some delicious food. Finally you will arrive in Vathia.

Local Amenities

Nearest Airport	Araxos Airport (78 km)
Nearest Airport	Athens International Airport (180 km)

Nearest Town/City	Longos (2.9 km)
Nearest Supermarket	Market In (1.4 km)
Nearest Beach	Paralia Selianitika (1 km)
Nearest Restaurant	TABEPNA ΨΗΣΤΑΡΙΑ ΜΕΙΝΤΑΝΑΣ (950 m)

## What we love

- This dreamy villa enjoys fantastic outdoor space with an excellent pool, phenomenal views, a wonderful alfresco dining and cooking area, beautiful gardens including a kitchen garden where you can pick the organic produce, vines, fruit trees and a huge field.
- You should definitely take a road trip to discover this wonderfully scenic area and its delightful coves and caves
- The cuisine in the area is amazing, authentic and very delicious!
- The owner can assist you with ideas for local excursions by car and/or boats for local destinations such as Aigialeia, Kalavryta districts and northern part of Peloponnese.
- Enjoy a welcome basket with local produce
- If you wish to host guests for a small party there are enough tables and chairs to accommodate 20, so an additional 4 guests.

## What you should know...

- The villa offers five bedrooms, one with an extra single bed as well as a kingsize one. In addition, guests are welcome to use sofabeds for a few extra guests
- Villa Nerantzies is located at the top of a small, soft hill and in the middle of various cultivations with olive trees and vineyards
- The Villa has solar heated water with an electric back up for cloudy days in the winter.
- The property doesn't have a formal tennis court, but with notice the area with 20m x40m artificial lawn can have a net erected. Bring your own rackets and balls!



# Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.
- **Arrival time:** 14.00
- **Departure time:** 12.00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible
- **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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 4 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Included in the rental price.
- **Tax:** For taxation reasons the villa is classed as two properties. Therefore the climate control Tax is double. For 2025 this will be €30 a night. A local municipality tax which is 0.75% of the gross booking value is paid in cash on arrival.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes

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