

Villa Biotite

Region: Lefkada Sleeps: 2

Overview

Nestled in the heart of Lefkada near the mountain village of Lazarata, Villa Biotite offers a serene retreat for couples seeking a break from daily life amidst picturesque countryside. The villa features one bedroom, an open-plan living space, a pool, a garden, and scenic sea and mountain views. Families with small children can accommodate a cot or pull-out bed, or explore larger villas in the area.

Surrounded by verdant hills, vineyards, and olive groves, Villa Biotite provides a tranquil setting close to seaside villages such as Agios Nikitas, Nikiana, Nidri, and Lefkada Town, as well as renowned beaches like Pefkoulia, Milos, and Porto Katsiki.

The villa's aesthetic blends seamlessly with its natural surroundings, featuring stone walls, green shutters, and minimalist interiors. The living area showcases exposed stone walls, a high beamed ceiling, and modern furnishings, while the bedroom offers panoramic views and a cosy atmosphere. The bathroom features a wet-room-style shower and complimentary toiletries, adding to the villa's comfort.

Villa Biotite's garden, with its infinity pool and alfresco dining area, provides a tranquil space to unwind and soak in the stunning views. Guests can enjoy leisurely moments amidst lush greenery, sunshine, and local delicacies, making it an ideal retreat for those seeking a simple yet rejuvenating escape.

Facilities

Watersports • Historical Sites • Wi-Fi/Internet • Air-Con • Villa • Sailing • Coffee Machine • TV • Hairdryer • Boat Trips • Walk to Village • Cots (Cribs) • DVD • Private Pool • Maid Service Available • Transfers Available



• Catering Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant
• <1hr to Airport • Safety Deposit Box • Working Fireplace/Woodburner •
Heating • High Chair(s) • Parking Space • Outstanding Landscapes •
Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Biotite is a 1 bedroom villa accommodating up to 2 people, with private pool and sea views

Interior:

- Double bedroom
- Bathroom
- Fully equipped kitchen
- Living room

Outside:

- Private pool
- Private Garden
- Parking
- Loungers
- Dining area
- Seating area

Additional Facilities

- Free Wi-Fi
- Safe
- TV (+satellite TV)
- DVD Player
- Stereo
- Small refrigerator-freezer
- Gas hobs and mini gas oven
- Espresso coffee maker
- Filter coffee maker
- Toaster
- Kettle-
- Iron/Ironing Board
- Slippers
- Toiletries set
- Books
- Fireplace



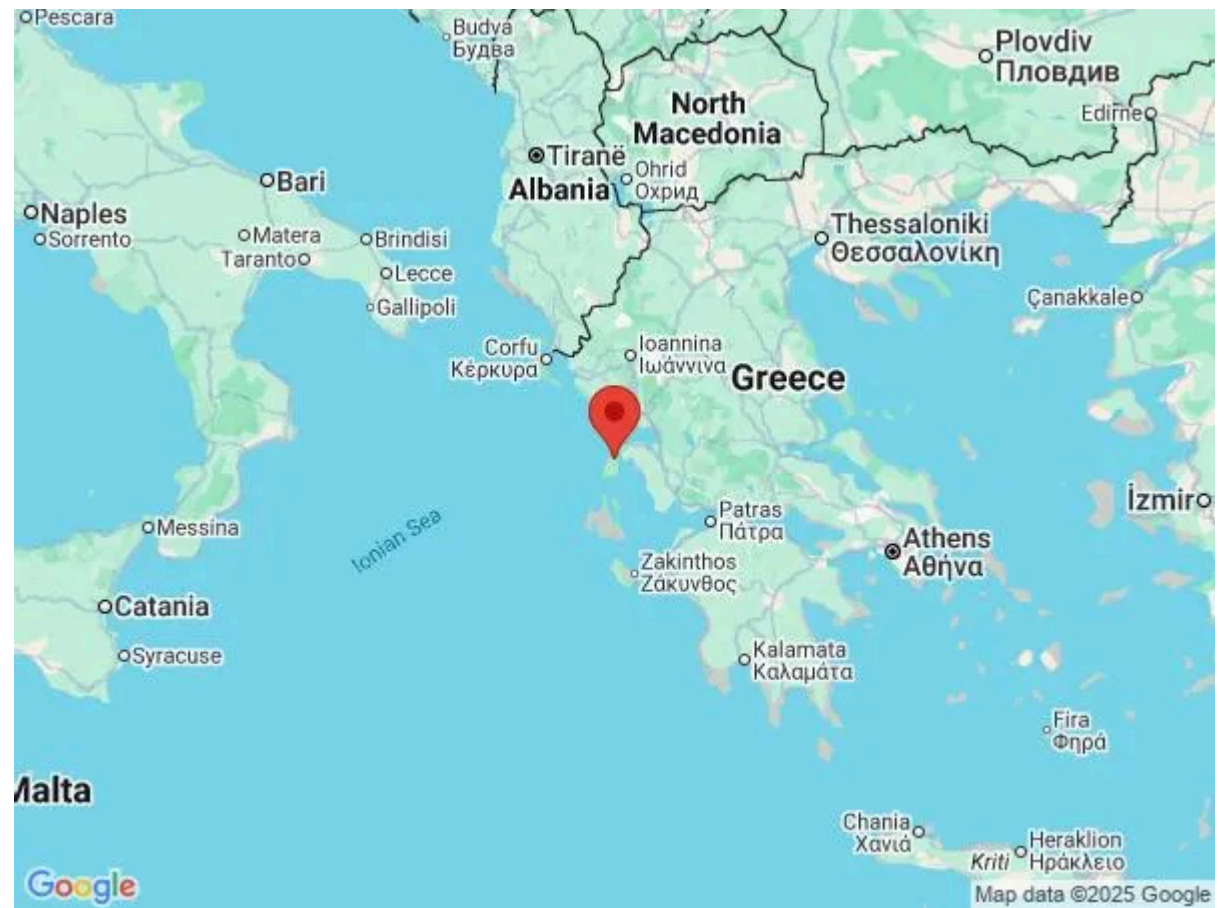
Location & Local Information

Lefkada, also known as Lefkas, is an island characterized by its natural beauty and coastal landscapes. Scenic hills adorn its countryside, punctuated by charming villages like Lazarata. Visitors can explore the terrain by hiking or cycling along numerous trails, taking in the picturesque surroundings. Notable landmarks include Skari Mountain with its ancient oak trees, the Melissa Gorge, and the water springs of Dafni and Kersia. Hiking enthusiasts can discover ancient monasteries, churches, and traditional villages such as Karya, known for its Karysaniki embroidery. Lazarata, nestled amidst cypress trees and cliffs, offers a serene atmosphere with its churches, cafes, and shops. Nearby villages like Asprogeratkata, Kavallos, and Pinakochori provide additional glimpses of local life.

For beach enthusiasts, Pefkoulia, Milos, and Kathisma beaches offer sandy shores within proximity to Villa Biotite. Kathisma Beach, facing the Ionian archipelago, features white sand and turquoise waters, complemented by beach bars. Pefkoulia Beach, near Agios Nikitas village, attracts crowds during the summer months. Egremni and Porto Katsiki are renowned for their golden sands and dramatic landscapes, while Agios Ioannis and Vasiliki are favoured spots for windsurfing and kitesurfing. Nidri Beach offers various water sports facilities and amenities for visitors.

Nidri serves as the largest tourist hub, followed by Nikiana. These towns offer sandy beaches, scenic vistas, dining options, and recreational activities. Yacht charter services operate from Nidri and Sivota, facilitating island hopping and coastal exploration. Excursion boats provide access to local islets and secluded bays, while ferries connect to neighbouring islands like Ithaca and Kefalonia. Geni peninsula, accessible from Nidri, features a traditional fishing village with waterfront tavernas. Additionally, visitors can explore the medieval castle of Santa Maura and indulge in wine tasting at Lefkas Earth, accompanied by fresh seafood dining options in Sivota or Vasiliki.

Local Amenities



Nearest Airport	Aktion International Airport (30.2 km)
Nearest Ferry Port	Port Nidri (15.5 km)
Nearest Village	Lazarata (3 km)
Nearest Restaurant	(3.1 km)
Nearest Beach	Pefkoulia Beach (11.8 km)

What we love

- Villa Biotite is a romantic hideaway with gorgeous countryside and sea views and total privacy
- The villa comes with a fabulous garden and a sweet pool that sits in the perfect spot to enjoy superb sea views
- The villa is a great base for exploring the island's hilltop villages and wonderful walking trails

What you should know...

- The villa is simply furnished. It offers a small kitchenette rather than a full kitchen and the double bed sits on the floor, so not ideal for those with mobility issues
- On request, a cot and/or a fold out bed can be supplied
- If you enjoy hiking or cycling, there are some spectacular trails through the mountains, gorges, waterfalls and charming mountain villages
- There are several wineries on Lefkas where you can enjoy delicious local wines. You can visit Lefkas Earth Winery and Lefkaditiki Gi Winery and when you have had enough of the wine tasting you can move on to the local ouzo!

Terms & Conditions

- **Security deposit:** There is no security deposit, but should there be any damage or loss caused by you or your guests during your stay you will be liable for the cost.
- **Arrival time:** 16.00
- **Departure time:** 10.00
- **Energy costs included?:** Yes, Included in rental price.
- **Linen & towels included?:** Yes, Included in rental price.
- **Pets welcome?:** Not allowed
- **Other Ts and Cs:** 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.
- **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.
- **Smoking Allowed?:** Not permitted
- **Minimum stay:** 5 nights
- **Heating costs included?:** Yes, Included in rental price.
- **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