

Villa Tien

Region: Lefkada **Sleeps:** 4

Overview

Wake up to picture-perfect panoramic views, when you vacation in Villa Tien, set in ancient olive groves, overlooking the azure Ionian Sea, on the Greek island of Lefkada. The villa has two spacious ensuite double bedrooms, and can comfortably accommodate up to four guests, ideal for a small family or two couples sharing. Villa Tien is one of four secluded private villas, nestled in the hillside of Frini, with sweeping views over the verdant valley of Agia Marina, out to the Ionian Archipelago and beyond.

The one-storey, detached villa is built out of traditional Mediterranean whitewashed walls, and locally hewn stone, set in its own small grounds, surrounded by lush green flora, flowering in season, and your own centrepiece, sea view, swimming pool. The property comes with private parking, complimentary air conditioning and Wi-Fi throughout, and an excellent team of concierge consultants, who can charter a yacht or arrange a private chef. The interiors are seriously smart, furnished with contemporary pieces, lots of natural wood, modern lighting, and tasteful art adorns the walls, and it is decorated in a cool, calming colour palette of subtle shades of grey and beige, with rainbow colour highlights.

Follow the smooth paved path, and take the stone steps up the villa. Enter Villa Tien, where there is a large open plan, breathtakingly beautiful sea views living space, flooded with natural light from the floor-to-ceiling windows, that open onto the pool terrace. The seating area has a light-coloured comfy sofa, scattered with colourful cushions, a matching chair and armchair, and a glass-topped coffee table, all facing a flat-screen satellite television. The adjacent dining set seats up to four guests, and is ideal for indoor entertaining. A brown and stainless steel galley-style kitchen is fully equipped with everything



you will need to cater for your holiday, including that must-have Nespresso coffee maker. There are two elegantly-appointed bedrooms. The master bedroom has a double bed, spacious wardrobes, bedside tables, a dressing table desk, and a flat-screen television. The ensuite marble bathroom has a walk-in shower, a vanity unit hand basin, and a WC. Floor-to-ceiling sliding doors open onto the pool terrace, so you can slip out of bed and have a swim before breakfast. The second bedroom has twin beds, built-in wardrobes, a flat-screen TV, an ensuite bathroom with a walk-in shower, and direct access to the pool terrace.

The paved terrace commands sweeping sea views, and is home to a ladder-entry infinity swimming pool. There are four sun loungers with side tables, strategically set in a shady spot. You can feast alfresco at the four-seater dining set, as you enjoy local delicacies freshly cooked on the barbeque, and raise a toast to the most memorable holiday.

Facilities

Villa • Coffee Machine • Seaview • Wi-Fi/Internet • Air-Con • Boat Trips • Sailing • Historical Sites • Watersports • Chef/Cook Available • Private Pool • Maid Service Available • Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • Safety Deposit Box • Smart TV • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

One storey, two ensuite bedroom sea view villa with private pool, sleeps 4

Interior:

- Living area: sofa, 2x chairs, sideboard, flat screen television
- 4str dining set
- Fully equipped kitchen
- 1x double bed,
- 1x twin bedroom
- Ensuite bathrooms

Exterior:

- Sea view terrace
- Private swimming pool
- Sun loungers x4
- Dining set x4
- BBQ

Additional facilities

- Air conditioning
- Wi-Fi
- Private parking
- Safe box

Concierge team:

- Transfers
- Welcome
- Assistance
- Arrangements
- Boat & Yacht rental
- In-villa spa services
- Private chef, Excursions



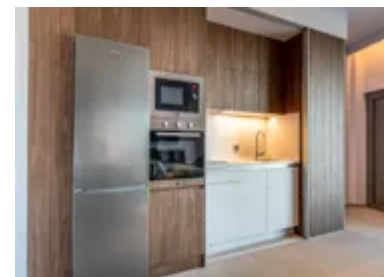
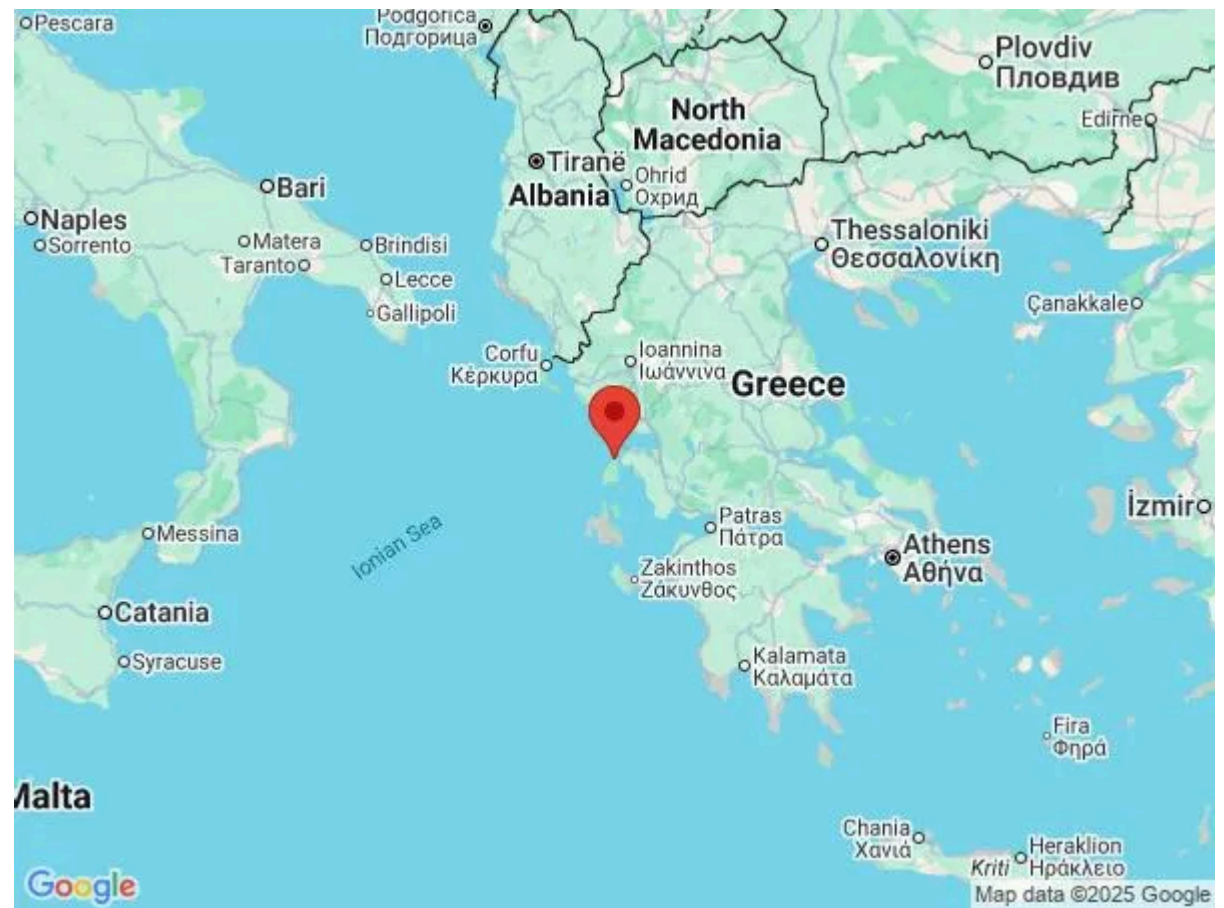
Location & Local Information

Villa Tien is set in ancient olive groves of Frini, overlooking the azure blue Ionian Sea, on the Greek island of Lefkada. The villa is forty minutes from the nearest international airport of Aktion in Preveza, or you can island hop from Ithaki, Kefalonia or Meganisi. It is a short five-minute drive into the main town of Lefkada, where you can purchase all the provisions you will need to cater for your holiday.

The villa is located on the north of the island, where there is a causeway that connects it to mainland Greece. Nearby and down the west coast there are many fabulous famous golden sandy beaches with crystal clear waters, most notably Agios Ioannis, then Kathisma, Porto Katsiki, Agiofili, and Egremni. Many of the beaches are organised with sun loungers and brollies, a selection of water sports, and cafes and bars. Lefkada is famous for its dense forests and mountains; walk, trek, hike, climb or cycle these inland regions, and take guided tours on well-worn tracks, as you pass the island's flora and fauna. Admire the views of Mount Elati, at 1 150m above sea level, it is the highest peak on Lefkada.

Visit the capital town of Lefkes, with its central square of Agios Spyridon, and many beautiful Greek Orthodox churches with original icons, and works of the Ionian School of Painting. Walk down Mela Street, with its arcades of souvenir shops and traditional houses, before visiting the Archeological, Gramophone, and Folklore Museums. Stop at a welcoming family-run taverna to enjoy some homemade meze washed down with a glass of ouzo. The picturesque fishing village of Vassiliki is thirty-eight kilometres from the villa, on the south coast. The area is well known for its beautiful organised beaches, and excellent water sports, particularly windsurfing. From here you can take the ferry and island hop to Ithika and Kefalonia.

The village of Poros has verdant slopes, populated with traditional two-storey terracotta-roofed houses, winding alleyways, a fourth-century castle, and the Church of Analipsi, with its Byzantine icons and frescoes. See the



yachts at Sivota, as you sit and watch the fishing boats unload their daily catch for the local restaurants. The village of Santa Maria is rich in the cultural history of the island, it has a tiny church, a nineteenth-century castle, a fifteenth-century mosque, and a Venetian Christian temple, with a stone bell tower. There are the two sea lake lagoons of Lefkada, in the protected area of Divari and Ivaria, home to migratory sea birds, gulls, herons, and swans, as well as hares, foxes, and ferrets.

No visit to Lefkada is complete without a boat tour of the island, and even better let the concierge arrange your own private yacht charter with your own captain. Sail the Ionian Sea, swim, snorkel, and sunbathe, enjoy a meze lunch aboard, then embark at cocktail hour, as the sun begins to set. Visit the vineyards and sample the varieties of wine the island has to offer, and after dark dance the night away under the twinkling stars.

Local Amenities

Nearest Airport	Aktion International Airport (26 km)
Nearest Ferry Port	Lefkas Port (5.8 km)
Nearest Town/City	Lefkada (5.3 km)
Nearest Beach	Agios Ioannis Beach (4 km)

What we love

- We just love the breathtakingly beautiful sweeping sea views from Villa Tien, they can't be beaten
- The terrace is just right, with an infinity swimming pool, four shaded sun loungers, and a dining set to eat alfresco
- The bedrooms at Villa Tien are beautifully appointed, with spacious fitted wardrobes, and floor-to-ceiling sliding doors that give direct access to the pool terrace
- The concierge service for the villa is excellent, from private transfers to private chefs, your wish is their command

What you should know...

- Although you can see the sea, the nearest golden sands of Agios Ioannis beach, is a fifteen-minute walk
- There is a flight of stone steps up to the villa, which may be challenging for those with mobility issues
- The twin beds in the second bedroom could be made into a double bed by arrangement

Terms & Conditions

- **Security deposit:** €300 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15.00
- **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. 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?:** 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