

# Villa Pixie

Region: Lefkada Sleeps: 8

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## Overview

Sea-view shades of blue await you when you vacation in Villa Pixie, perfectly positioned in ancient olive groves overlooking Vlichos Bay, on the east coast of the Greek island of Lefkada. This brand-new villa has four spacious double bedrooms, and can comfortably accommodate up to eight guests, ideal for a large family holiday or groups of friends sharing. The one hundred and twenty-three square metre villa is built over two storeys and is constructed out of classic Mediterranean whitewashed walls and local stone, with glass-fronted balconies, that give uninterrupted views over the azure Ionian Sea. Villa Pixie comes complete with private parking, complimentary air conditioning and Wi-Fi throughout, and your own infinity swimming pool. The interiors are light, bright, and airy, with floor-to-ceiling sliding doors that open onto sea-view terraces, and furnished balconies. Villa Pixie is super stylish, furnished with contemporary pieces, natural light wood, and decorated in a beachfront colour palette of crisp whites, and cool blues.

Enter the villa at ground floor level, where you will find a breathtakingly, panoramic, sea view, open plan living space. The seating area sits in front of a picture postcard window, with a long cream sofa, wooden coffee tables, and a satellite flat-screen television. The adjacent petrol blue and light wood kitchen is fully equipped with everything you will need to cater for your holiday, including a preparation island and dining top, with bar stool seating. The first of the four beautifully-appointed double bedrooms can be found on this floor. The bedroom has a double bed, an ensuite bathroom with a walk-in shower, and access to its own private sea view furnished balcony, perfect for enjoying a morning coffee and watching the sunrise. A guest cloakroom, with a washing machine, completes the ground floor. Take the stairs to the lower floor, where there are a further three double



bedrooms. One of the bedrooms has a double bed and ensuite bathroom, the other two have convertible twin beds and share a family bathroom. All the lower floor bedrooms have access to a soft seating decking area with sea and mountain views.

The sweeping sea view terrace is the star of the show, with the most impressive, inviting, step-entry, infinity swimming pool, taking centre stage. The pool is surrounded by decking and is home to white cushioned wood sun loungers, deep-cushioned squishy day beds, and a swing chair. Cool off under the outdoor shower. A pergola cover veranda gives shade to an elegant dining set that seats up to eight guests. Meet on the terrace at the soft seating spot, as the sun sets over the horizon, and dine alfresco, with local delicacies prepared in the outdoor kitchen area with built-in barbeque, and raise a toast to the most memorable holiday under the Grecian sun.

## Facilities

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

# Interior & Grounds

## The Villa

123sqm two-storey, 4 bed, 3.5 bathroom sea view villa, with private pool, sleeps 8

### Ground level:

- Open plan living space, with seating and dining areas
- Fully fitted kitchen
- Bedroom with double bed, ensuite bathroom, and private sea view balcony

### Lower level:

- Bedroom with double bed, and ensuite bathroom
- 2x bedrooms with convertible twin beds
- Family bathroom with shower

### Outdoor area:

- Private infinity swimming pool
- Sun loungers
- Outdoor seating
- Swing chair
- Pergola
- Dining set
- BBQ

### Additional facilities

- Air conditioning/Heating
- Wi-Fi
- Safe Box
- Smart TV
- Private parking

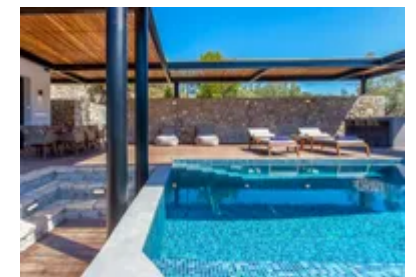
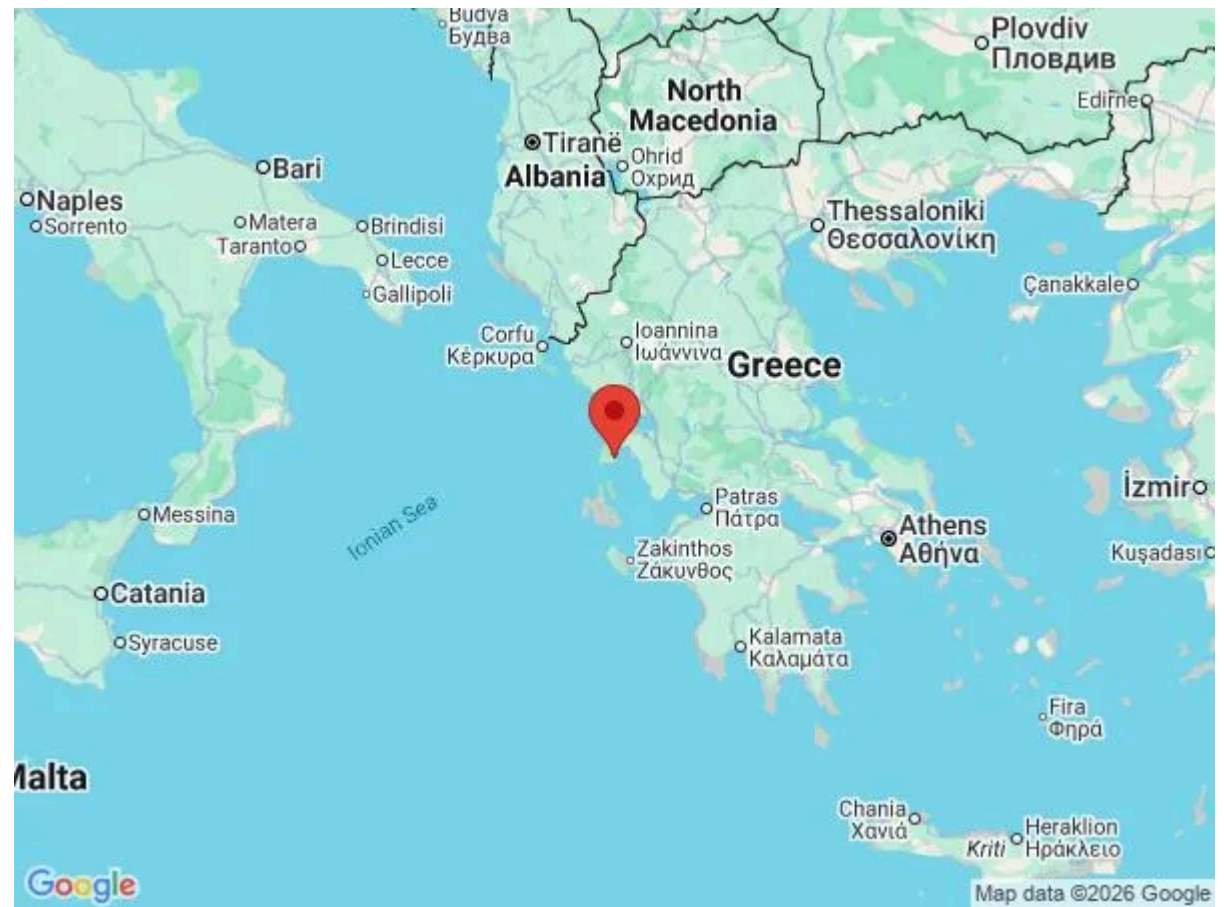


## Location & Local Information

Villa Pixie can be found on the east coast of the Greek island of Lefkada, overlooking Vlichos Bay, where the Yenion mountain peninsula meets the azure waters of the Ionian Sea. The villa is set on the hillside of ancient olive groves and is within walking distance of the village of Vlichos and Desimi beach. The villa is a sixty-minute drive from the nearest international airport of Aktion in Preveza, or you can island hop from Ithaki, Kefalonia or Meganisi. In the long, narrow streets of the village of Vlichos, you can purchase all the provisions you will need to cater for your holiday and stop at a local family-run taverna to sample the local fare.

The Lefkada coastline is populated with family-friendly, golden sandy beaches, some with organised facilities, a selection of water sports, and seaside tavernas, cafes, and bars. The popular resort town of Nidri is a ten-minute drive north of the villa, with a beautiful bay and sandy beach, surrounded by lush nature, lots of cafes, bars, souvenir shops, and some splendid super yachts. Take the opportunity to look across the bay to Scorpios, the famous island that was once the home of Aristotle Onassis. There is also a port, that can connect you to the Greek mainland and other islands, a prehistoric settlement, a folklore museum, waterfalls and the Dimosari Gorge. 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 one thousand one hundred and fifty metres above sea level, it is the highest peak on Lefkada. Get active with the many activities on the island, including horse riding, scuba diving, fishing, or tennis.

Visit the capital town of Lefkes, with its central square of Agios Spyridon, and 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. Take a day trip to one of the island's many picturesque villages, such as the



fishing village of Vassilki on the south coast, or Poros with its verdant slopes populated and traditional two-storey terracotta-roofed houses, winding alleyways, a fourth-century castle, and the Church of Analipsi with its 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, with 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 with a boat tour of the island, sail the Ionian Sea, swim and snorkel, sunbathe, enjoy lunch aboard, and then embark 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	<b>Aktion International Airport (41.5 km)</b>
Nearest Beach	<b>Desimi Beach (1.2 km)</b>
Nearest Town/City	<b>Lefkada (21.8 km)</b>
Nearest Village	<b>Desimi (1 km)</b>

## What we love

- We love the vistas from Villa Pixie, sweeping panoramic sea and mountain views as far as the eye can see
- Villa Pixie is brand new, everything is delightfully fresh, clean, and modern
- The terrace at Villa Pixie is so stylish, we especially love the huge deep cushioned squishy sun loungers, perfect for bathing in the Grecian sun
- We love a villa where you can walk down to the beach, have a swim, and be back in time for breakfast

## What you should know...

- The two twin rooms can be converted to double beds, ideal if it's a group of couples sharing
- Only two of the bedrooms are ensuite, the twin rooms share a family bathroom
- Beware of some local beaches by the boatyards, which are not suitable for swimming
- We recommend hiring a car to see all the sights you'd like to see

# Terms & Conditions

- **Security deposit:** €450 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:** Standard changeover clean included in the price. 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:** 5 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