The Veranda House

Region: Athens Riviera **Sleeps:** 8

Overview







Set among the sun-soaked hills of Attica, The Veranda House is a private countryside retreat surrounded by vineyards, olive groves and farmland. Located in Kalyvia Thorikou, just outside Athens, the 8,500 m² estate offers a peaceful setting while remaining within easy reach of the Athenian Riviera, Cape Sounion and the sights of the Greek capital.

Accommodating up to eight guests across four bedrooms and three bathrooms, the villa has been designed for relaxed indoor-outdoor living. An open-plan kitchen and lounge form the heart of the house, while spacious patios provide panoramic views across the surrounding landscape. Outside, guests can enjoy a private swimming pool with a shaded lounge area, alongside an outdoor kitchen and barbecue for leisurely meals and gatherings.

The estate also features a wine cellar and tasting room, as well as a separate annex with an additional kitchen and two bathrooms. This flexible space can be used for meetings and workshops, making the property suitable for private stays as well as small-scale events.

Throughout the villa, practical amenities include individually controlled air conditioning, Nespresso coffee facilities, flat-screen TVs, safes, bath amenities, robes and slippers. Combining generous grounds with convenient access to both coast and city, The Veranda House provides a comfortable base for experiencing the countryside and cultural highlights of Attica.

The Veranda House is also a working organic estate, offering guests opportunities to experience the landscape, produce and traditions of rural Greece. Seasonal fruit and vegetables are grown in the organic garden alongside Mediterranean herbs, while the surrounding vineyards and olive groves can be explored on foot. A selection of optional experiences brings guests closer to the estate's produce, including guided visits to the apiary with an expert beekeeper, honey tastings and a Honey Sommelier Experience pairing Greek honeys with local cheeses and fruits. Guests can also take part in a Farm to Fork experience, harvesting seasonal vegetables and herbs before learning to prepare traditional Greek dishes and enjoying the resulting three-course meal. Together with the estate's wine cellar and tasting room, outdoor kitchen and barbecue, these activities offer an introduction to local food, agriculture and Greek countryside traditions.

Facilities

Villa • Historical Sites • Watersports • Sailing • <1hr to Airport • Boat Trips • Ideal for Kids • Private Pool • Air-Con • Has Discount • Has Offer • Special Offer • Ideal for Teens • Maid Service Available • Chef/Cook

Available • Modern • Parking Space • Wi-Fi/Internet • BBQ • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box • Wine Cellar • Heating • Pre-Stocked Fridge Available • Wine-Tasting Available • Transfers Available

Interior & Grounds

The Villa

Four bedroom villa sleeping up to 8 guests, with private pool

Interior:
- Fully equipped open-plan kitchen & lounge
- 4x double bedrooms
- 3x modern bathrooms
- Annex with extra kitchen & 2 bathrooms (ideal for meetings/workshops)
- Wine cellar & tasting room

Exterior:
- Outdoor patios with panoramic views
- Private pool with shaded lounge area
- Outdoor kitchen & barbecue for entertaining

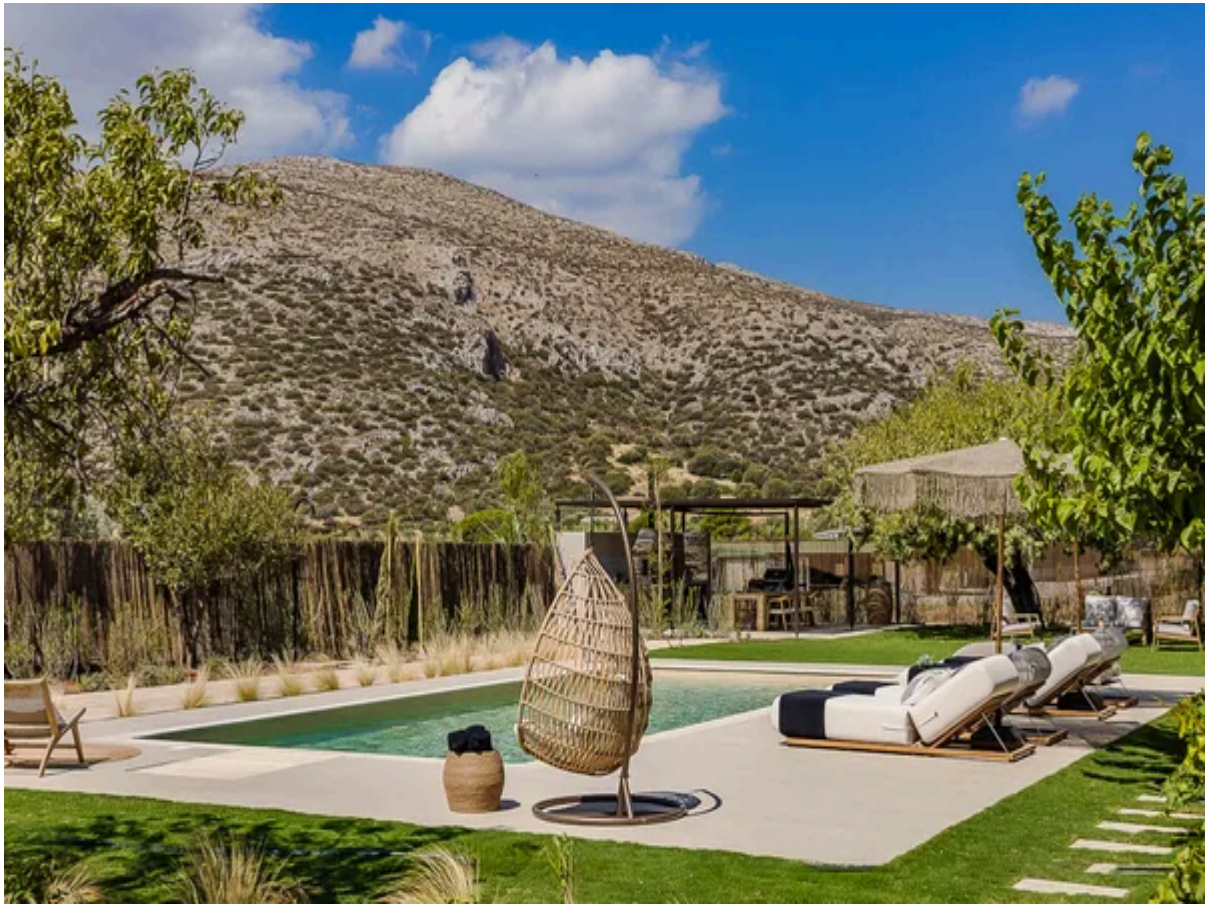
Additional facilities
- Bath amenities, robes & slippers
- Safe deposit box
- Flat-screen TV
- Nespresso coffee facilities
- Hairdryer, iron & ironing board
- Individually controlled A/C

Experiences & Activities
- Wine, honey & olive oil tastings
- Farm-to-table cooking experiences
- Bee safari







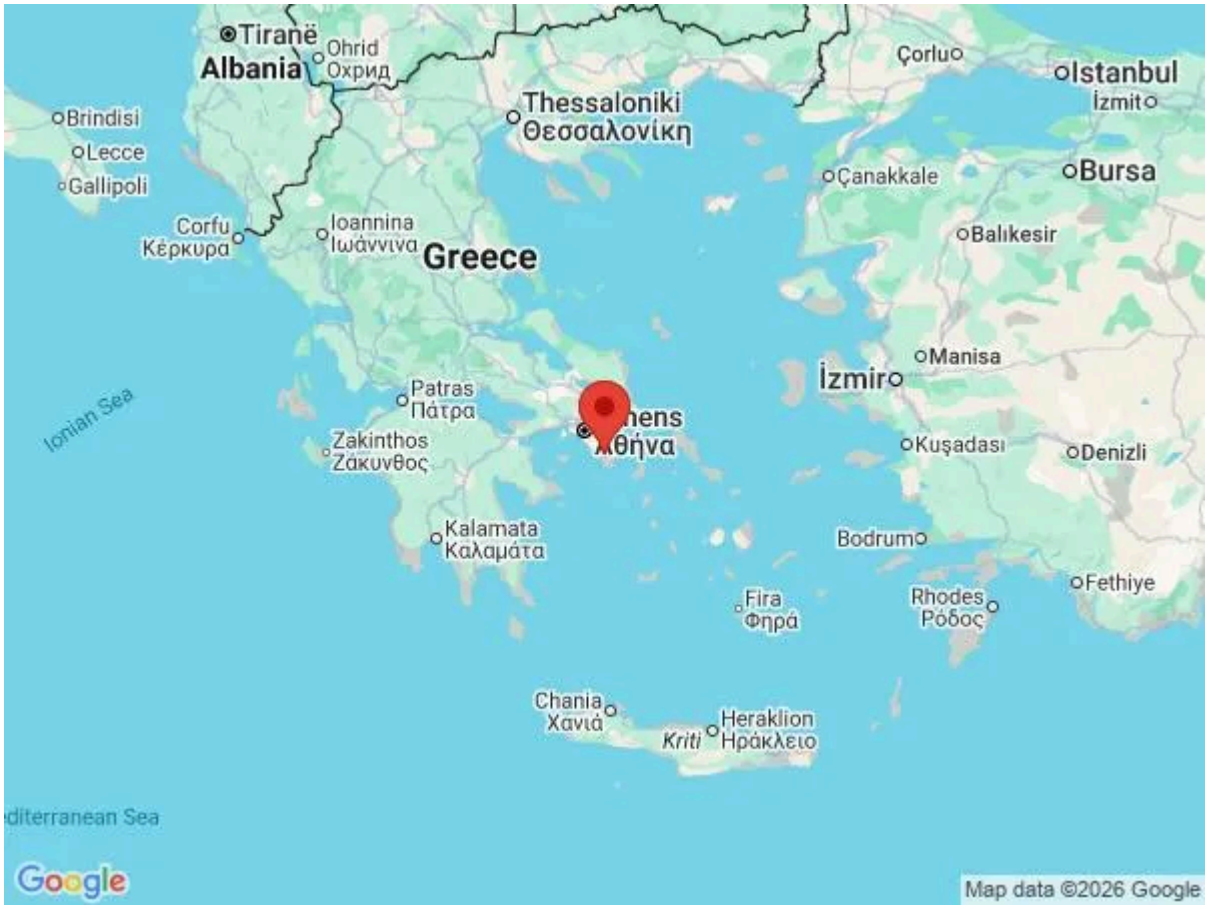


Location & Local Information

The villa enjoys a peaceful setting within easy reach of both Athens and the Athenian Riviera, making it a convenient base for exploring this part of Attica. Central Athens is approximately a one-hour drive away, while the coastline and its beaches can be reached within minutes.

The surrounding area offers a mix of seaside scenery, historic landmarks and traditional Greek countryside. Guests can spend the day discovering the beaches of the Athenian Riviera, visit local wineries and nearby villages, or travel south to Cape Sounion to see the ancient Temple of Poseidon and its coastal setting.

The villa is also well positioned for arrivals and onward travel. Athens International Airport is around 25 minutes away by car, while Lavrio Port is also approximately 25 minutes away, providing ferry connections to several Greek islands. This combination of coastal access and transport links makes the location well suited to both relaxing stays and wider exploration of the region.









What we love

- Guests can enjoy a rural retreat while remaining within easy reach of Athens, the Athenian Riviera and Cape Sounion.
- Surrounded by vineyards, olive groves and organic gardens, the villa offers a peaceful setting with a strong sense of place.

What you should know...

- The villa is in a countryside setting outside Athens, so having a car makes exploring the surrounding area much easier.
- Guests should expect wildlife activity set within a rural area

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 15.00

- **Departure time:** 11.00

- **Energy costs included?:** Yes, included in rental price

- **Linen & towels included?:** Yes, included in rental price

- **Pets welcome?:** Pets up to 10kg are accepted upon request with an additional charge of 25 euros per pet per stay. Only 1 pet per bedroom is allowed and vaccination certificate is required. A pet mattress, water and food bowl are provided.

- **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

- **Other 2:** Additional charges (50% of the daily rate) apply to early check-in / late check-out

- **Minimum stay:** Minimum stay of 3 nights is required during high season, Festive season 24 December 08 January and Ester period 26 April – 04 May 2027. Minimum stay of 2 nights during remaining season.

- **Internet access?:** The property has complimentary Wifi connection. 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