Villa Pitoulis

Region: Sivota **Sleeps:** 8

Overview

Villa Pitoulis is perched perfectly and peacefully on the hillside, giving it spectacular views along the coastline and the Ionian Sea.

Inside, walking through the property, you can see it has been designed with strong attention to detail which helps give it an elegant and sophisticated feel. The four ensuite bedroom villa benefits from a bright open-planned living and dining area and a beautifully fitted kitchen with modern appliances. It also has air-conditioning and Wi-Fi throughout.

Outside, a covered dining area, complete with a built-in barbecue, overlooks a neat lawned area. The breathtaking infinity pool and jacuzzi offer the ultimate location to enjoy the blue waters of the Ionian Sea, which meet the bright blue Mediterranean skies. The villa benefits from being close to exclusive hotel resort, Agios Nikolaos and, as a result, offers a full concierge service. For guests wanting to explore the local area, the beautiful coastal town of Sivota is nearby, while the nearest private beach is just a short stroll from the villa.









Facilities

Air-Con • Villa • Boat Trips • Scuba Diving • Sailing • Private Pool • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Walk to Beach • Heated Pool • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • DVD • Hot Tub • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Villa Pitoulis in Sivota sleeps 8 over 4 bedrooms:

Ground Floor
- Living area with TV and dining facilities for 8
- Fully-equipped kitchen with oven, hob, microwave, dishwasher and terrace access
- Double bedroom, terrace access and en-suite shower room

First Floor
- Double bedroom en-suite shower room
- Double bedroom en-suite shower room
- Twin bedroom and en-suite shower room

Exterior Grounds
- Private swimming pool (10.5m x 5m, 2m deep)
- Terrace
- Dining facilities
- Barbecue

Additional Facilities
- Wi-Fi
- Air conditioning
- TV
- Hairdryer
- Washing machine & dryer
- Travel cot & highchair available on request
- Parking
- Welcome hamper







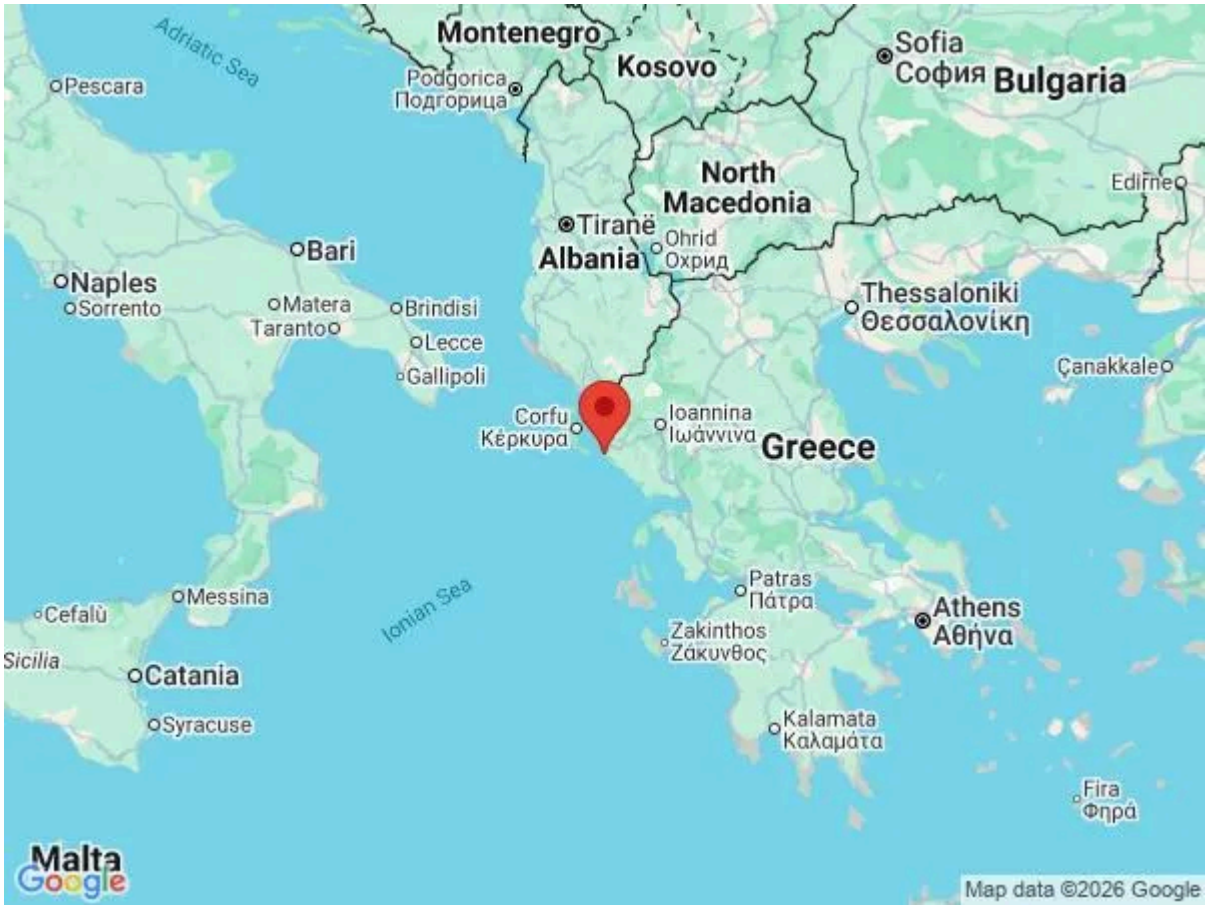


Location & Local Information

Villa Pitoulis holds an excellent location, on mainland Greece with the nearest airport being Preveza. Set just a 5-minute walk away from the sandy beach of Agios Nikolaus. For restaurants and amenities, Sivota harbour and village is just a 5-minute drive (or a 25-minute walk) away. The beautiful coastlilne boasts endless sandy bays, rocky coves featuring the fine white coarse sand and aquamarine waters. Mega Ammos is one of the most well known and Vrakas Bay famous for its watersports, both within easy reaching distance of Villa Pitoulis.

Local Amenities

Nearest Airport	**Aktion International Airport (Preveza Airport) (92.3km)**
Nearest Village	**Syvota (1.4km)**
Nearest Restaurant	**Steak House, Syvota (1.5km)**
Nearest Supermarket	**Smart Market, Syvota (1.6km)**
Nearest Beach	**Aghios Nikolaus (500m)**









What we love

- The amenities of the nearby Agios Nikolaos are available for the guest of the villa
- The private infinity pool and Jacuzzi are perfectly positioned to offer spectacular views of the Ionian Sea.
- The town of Sivota is only a 5-minute drive away (or 25-minute walk) and features a variety of excellent restaurants
- There is a welcome hamper, it includes diary items such as eggs, cheese, as well as sausages, should you be vegan or have special requests please let the owner know in advance

What you should know...

- One of the bedrooms is situated on the ground floor and is therefore ideal for those not wanting to climb stairs
- While the beach is within walking distance, we do recommend hiring a car in order to be able to explore the surrounding area

Terms & Conditions

- **Security deposit:** Credit card details may be taken as a guarantee

- **Arrival time:** 4pm

- **Departure time:** 10am

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

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

- **Pets welcome?:** No pets

- **Other Ts and Cs:** Please note that a 50% deposit may be required for bookings in July & August.

- **Changeover day:** Sunday or Wednesday

- **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?:** No smoking

- **Minimum stay:** Please note that there is a 7-night minimum stay

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge of €80 per day (to be paid to OT prior to travel). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Temperatures of 26-30 can be achieved depending on outside temperature. Not available in July and August. In addition the jacuzzi costs €20 a day to be heated (to be paid to OT prior to travel)

- **Internet access?:** Yes, Wi-Fi is included in the rental price

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