

FOR SALE IN KEFALONIA, GREECE

NR. AGIA EFIMIA AND MYRTOS BEACH



An Individual Luxury Villa, Self-Contained Apartment and Private Swimming Pool completed in 2005. Superbly located close to the picturesque yachting harbour village of Agia Efimia, Kefalonia, Greece and affording both sea and mountain views.

Luxury Villa for Sale



on the beautiful
Greek island of
Kefalonia

LUXURY VILLA, GUEST APARTMENT & POOL

Built to the highest specification and completed during 2005, the luxury property, set within a mature landscaped garden, is 220 sq m on a plot size in excess of 800 sq m.

The villa is situated within an enviable village location and is just 4kms from the picturesque yachting harbour village of Agia Efimia, within the Pylaros Valley region of Kefalonia and only a few minutes drive from the world renowned Myrtos Beach.

The well appointed villa and self-contained guest apartment provide luxury homes; both of which are air-conditioned and centrally heated and are well suited to year round living.

The property is within easy walking distance of the traditional Greek village of Makriotika and the local taverna, supermarket, bakery and fashionable village café bar.



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Arranged over two floors, the luxury villa and self-contained guest apartment are both air-conditioned and also centrally heated via radiators.

The property benefits from quality aluminium double-glazed windows and doors with security shutters and retractable fly/mosquito screens. The "infinity" 10m x 5m swimming pool is surrounded by a spacious and attractively tiled patio affording plenty of space for sunbathing, relaxing and dining al-fresco.

The villa is approached via a gated entrance and driveway which extends around to the rear of the property and provides parking for several vehicles. There is also a garage to the rear with an additional cloakroom and scope to develop further, subject to planning. Electrics and plumbing are in place.



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The first floor of the villa benefits from a spacious fully fitted and equipped Italian kitchen. Patio doors open onto a veranda affording views to the sea and an archway from the kitchen leads to the open plan reception room.

The light, airy and spacious reception room comprises a dining and lounge area with feature fireplace. There is also a study/office area with ADSL Internet connection. Patio doors from the lounge open onto a 30sq m veranda overlooking the swimming pool and offering views to the sea at Agia Efimia.

There are 3 bedrooms, each has fitted wardrobes; the master bedroom has an en-suite shower and there is a family bathroom with bath. Two of the bedrooms have balconies with views extending over the rear garden and towards the mountains.



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The two bedroom ground floor guest apartment is approached via a gated entrance leading to a fully railed veranda (in excess of 35sq m) overlooking the swimming pool.

The self-contained apartment comprises a spacious entrance hall, a fully fitted kitchen and open plan dining room/lounge with patio doors leading onto the veranda.

There are two bedrooms, both are air-conditioned and have fitted wardrobes (the twin bedroom has patio doors leading to the veranda overlooking the swimming pool), a fully fitted and tiled bathroom with bath and separate shower cubicle. There is also a separate make-up area located in the rear lobby area outside the bathroom.



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The landscaped rear garden was completed during 2007 and is well stocked with flowers, shrubs, feature rocks and an attractive paved pathway leading to a patio and pergola providing a further flexible outside area suitable for seating or dining al-fresco.

The villa is conveniently located and is close to the sea.

A couple of minutes by car is the new road link to the island's capital of Argostoli. This reduces the journey time to the capital to just 30 minutes.

With schools closeby, the property is extremely well situated within the enviable Pylaros Valley area on the stunning Greek island of Kefalonia, Greece.



Luxury Villa for Sale



LUXURY VILLA, GUEST APARTMENT & POOL

Luxury 3 bedroom villa affording sea and mountain views

Luxury 2 bedroom self-contained guest apartment

"Infinity" swimming pool

Landscaped garden

Conveniently located 4kms from picturesque village of Agia Efimia

Walking distance from supermarkets, bakery and village café & taverna

Pre-school, junior and secondary schools close by

30 minutes by road to the island capital of Argostoli

ADSL Internet Connection

Satellite Dish

Centrally Heated

Air-conditioned

Garage

Off-road parking for several vehicles



Email: info@astroestates.com

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LUXURY VILLA, GUEST APARTMENT & POOL



The villa and guest apartment are luxuriously equipped and furnished. Furniture, fixtures and fittings are available by separate negotiation, should they be required.

Viewing is strictly by appointment only.

Price : £650,000 GBP Sterling

KEFALONIA
THE JEWEL OF THE
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