

Villa Epirus

Region: Sivota **Sleeps: 6**

Overview

Villa Epirus is a charming first level villa situated in a sunny location in the lovely village of Sivota.

Outside, the stone exterior provides a homely aesthetic, while the interior benefits from a modern design, brimming with contemporary furnishings, appliances and conveniences. An attractive neutral colour palette used indoors emphasises peace and tranquillity. This is complemented by minimalist style furniture and bold wall art. The living area leads out to a wonderful balcony where you can enjoy a glass of wine over the glorious sunset. You can spend evenings around the fireplace and flat screen and then head onto the balcony to get a closer look at the glittering night sky.

All of the bedrooms possess excellent natural light oozing in from large windows that will let you gaze out over the endless horizon as you doze off for the night.

Guests to Villa Epirus will have access to the shared outdoor pool, which will also be used by guests staying at the lower villa. The infinity edge pool boasts brilliant vistas over the island to enhance your daily swims.

Inviting views will make you want to go out and explore your surroundings. Try the dazzling beaches of Zeri, Karvouno and Zavia or the pretty port of Igoumenitsa.

Facilities

Exclusive • Shared Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Air-Con • Heating • Waterfront • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

The Villa

The beautiful property, built in traditional architectural style with modern elements counts with 2 double rooms, 2 single rooms and 2 bathrooms. It comprises the upper floor of the stonehouse only. It can accommodate up to 6 people

Interior

- Modern fully-equipped kitchen
- Spacious open-plan lounge and dining with access to the balcony
- Two bathrooms
- Two double bedrooms
- Single bedroom

Exterior

- Infinity pool shared with neighbouring villa
- Poolside shower
- Sun loungers and parasols
- Pergola
- Shaded terrace with chill-out area
- Waterfront views

Amenities

- Air conditioning throughout the property
- iPod docking station
- Hairdryers
- Off road parking
- Underfloor heating

*** *Villa Epirus can accommodate up to a maximum of 6 guests, but being close to [Villa Sybota](#), a further group of up to 4 can be accommodated - please follow the link for more information*



Location & Local Information

Bella Vraka is the nearest beach to the home. Boasting vivid blue waters and surrounded by lush greenery, this small beach is ideal for blissful morning walks. The quiet beach also makes for a great day trip. Packing a picnic and some refreshments is a wonderful way to ensure that you don't miss out on any sunshine.

Alternatively, Karvouno is a nearby restaurant serving fresh seafood, Mediterranean cuisine and delectable desserts. Grabbing an outdoor table will allow you to look over the twinkling sea waters as you dine. Open from eight in the morning, you can come here to enjoy a tasty breakfast washed down by local favourite, a Freddo Cappuccino (frothy ice coffee).

Activities such as surfing, snorkelling and taking a boat trip are available at Bella Vraka. It is also common to see a goat or two on this beach, providing a wonderful photo opportunity.

Sivota is a pretty picturesque village near the home. Many visit the harbour town by boat as it sits beside a sparkling blue cove full of yachts. Glorious green hills coated in pine, cypress and olive trees provide the backdrop of this lovely harbour whose quaint bars and traditional tavernas comes alive at night. Having a glass of wine as the sun goes down is a brilliant way to spend the evening here.

Local Amenities

Nearest Airport	Preveza Airport (95 km)
Nearest Ferry port	Igoumenitsa (23 km)
Nearest Restaurant	(<1km)
Nearest Bar/Pub	(<1km)
Nearest Supermarket	(<1km)
Nearest Beach	Vella Vraka (200 m)



Terms & Conditions

- Arrival time: 10 am
- Departure time: 4 pm
- Linen & towels included?: Linen & towels are included on the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Yes, it is included on the rental price
- Smoking Allowed?: Smoking not permitted inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Minimum stay: 3 - 7 nights
- Internet access?: Wi-fi connection provided
- Other Ts and Cs: Cot(s) and high chair(s) available on request
- Other 2: Note photos for this villa and Villa Sybota are the same, the interiors are similar with Sybota having just 2 bedrooms.