

Villa Kaparissi

Region: Lefkada **Sleeps: 8 - 10**

Overview

Nidri is a fantastic location for a villa holiday on the bewitching island of Lefkada. With amazing amenities, irresistible sandy beaches, unforgettable views across the islets of Heloni, Sparti, Madouri and Scorpios, gastronomic delights, incredible scenery with famous waterfalls and the Dimosari Gorge, Nidri is wonderful. The gorgeous Villa Kaparissi enjoys an enviable hillside position just above the town and the glittering turquoise Ionian waters. It is secluded, totally private, tranquil and boasts stunning views. The villa sleeps eight guests in four delightful bedrooms. A fifth and final bedroom can be found in a garden cottage, just 30m from the main villa, raising maximum capacity to ten guests.

Villa Kaparissi is warm and inviting, both outside with its dazzling sunshine yellow exterior and gorgeous gardens and inside with its fascinating collection of artworks and furniture from all over the world. This is no ordinary villa. It is special with everything handpicked and loved.

The grounds of Villa Kaparissi are amazing, brimming with wild flowers, olive and citrus trees and screened with mature pines and cypress trees. Guests are welcome to use any herbs from the herb garden for their delicious summer suppers which can be eaten alfresco or inside the villa. The gorgeous 35 sqm heated infinity pool faces the fabulous panoramic views across Lefkas, Meganissy and the Princess Islands. The pool is surrounded with a wonderful terrace, decked with sun loungers and super-sized bean bags. Early evening cocktails can be taken on the terrace's outdoor lounge under the pergola. Guests will also be delighted with the villa's 6 seater hot tub and the amazing, atmospheric pool bar, another option for pre-dinner drinks.

Villa Kaparissi is very spacious with a beautifully appointed open plan living area. There is a delightful blend of modern and antique furnishings. The fireplace houses a lovely log burner. Guests will be impressed with the modern kitchen which offers everything you would wish for and where you will find a lovely welcome hamper. One of the two master bedrooms is situated on the ground floor, which is very helpful if you have any less mobile guests with you. It has direct access to the terrace and garden. All of the bedrooms boast well-maintained en-suite bathrooms, two of which have baths with showers over them and two have walk-in showers.

The remaining bedrooms are on the first floor. The second master enjoys access to a delightful furnished balcony. The bedrooms are comprised of one



with a super-king bed, two with king-size beds and one twin. There are options to add cots or fold up beds for two babies or younger children so please let us know if you would like those.

Villa Kaparissi benefits from a 22-panel solar system so produce all of its electricity ensuring the pool is heated to an indulgent 26-27 degrees and the villa air-conditioned for your stay. Books, games, DVD's, Bluetooth/airplay speakers and wifi access throughout the villa and on the pool terrace are supplied for your enjoyment.

** Please note that in order to have access to all five bedrooms, you will need to select 10 guests at the time of booking and pay the higher rate.*

Facilities

Modern • Sustainable Collection • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Indoor Games • DVD • Ceiling Fans • Cot(s) • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

The Villa

Villa Kaporissi sits on a hilltop, boasting beautiful views of the island. With its four en-suite bedrooms, it accommodates up to 8 guests. For an extra charge, an additional two guests can make use of the guest cottage, located just 30m from the main villa.

Ground Floor

- Open-plan living and dining area with access to terrace
- Fully equipped kitchen
- Master bedroom with king-size bed, en-suite bathroom and terrace access

First Floor

- Master bedroom with king-size bed, en-suite shower room and private terrace
- Bedroom with king-size bed and en-suite shower room
- Twin bedroom with en-suite bathroom

Lower Ground Floor

- Lounge with bar area

Guest Cottage (30m from the main villa)

- Sitting room
- Kitchenette
- Bedroom with king-size bed and en-suite shower room.

Exterior Grounds

- Private swimming pool (7m x 5m, depth 120 -180cm & heated during the cooler months)
- Hot tub (seating 6)
- Outside lounge with pergola
- Sun loungers
- Poolside shower and toilet
- Barbecue on dining terrace
- Shaded outdoor dining area
- Mediterranean garden

Additional Facilities

- Wi-Fi
- Air-conditioning
- Dishwasher
- Television
- DVD player
- Ceiling fans
- Remote-operated gates



- Books and games
- DVDs
- 2 x baby cots available on request
- Parking

** Please note that in order to have access to all five bedrooms, you will need to select 10 guests at the time of booking and pay the higher rate.*

Location & Local Information

Lefkada is stunning. You will be mesmerised by the Blue Flag beaches, the quintessential pretty Greek villages, the gorgeous unspoilt countryside brimming with olive groves, lush pine and cypress forests, beautiful waterfalls and 1000 metre mountain peaks. With moreish ouzo, delicious local wines, knock-out beaches and an impressive dining scene, it is surprising that Lefkada remains under the radar and more of a special secret.

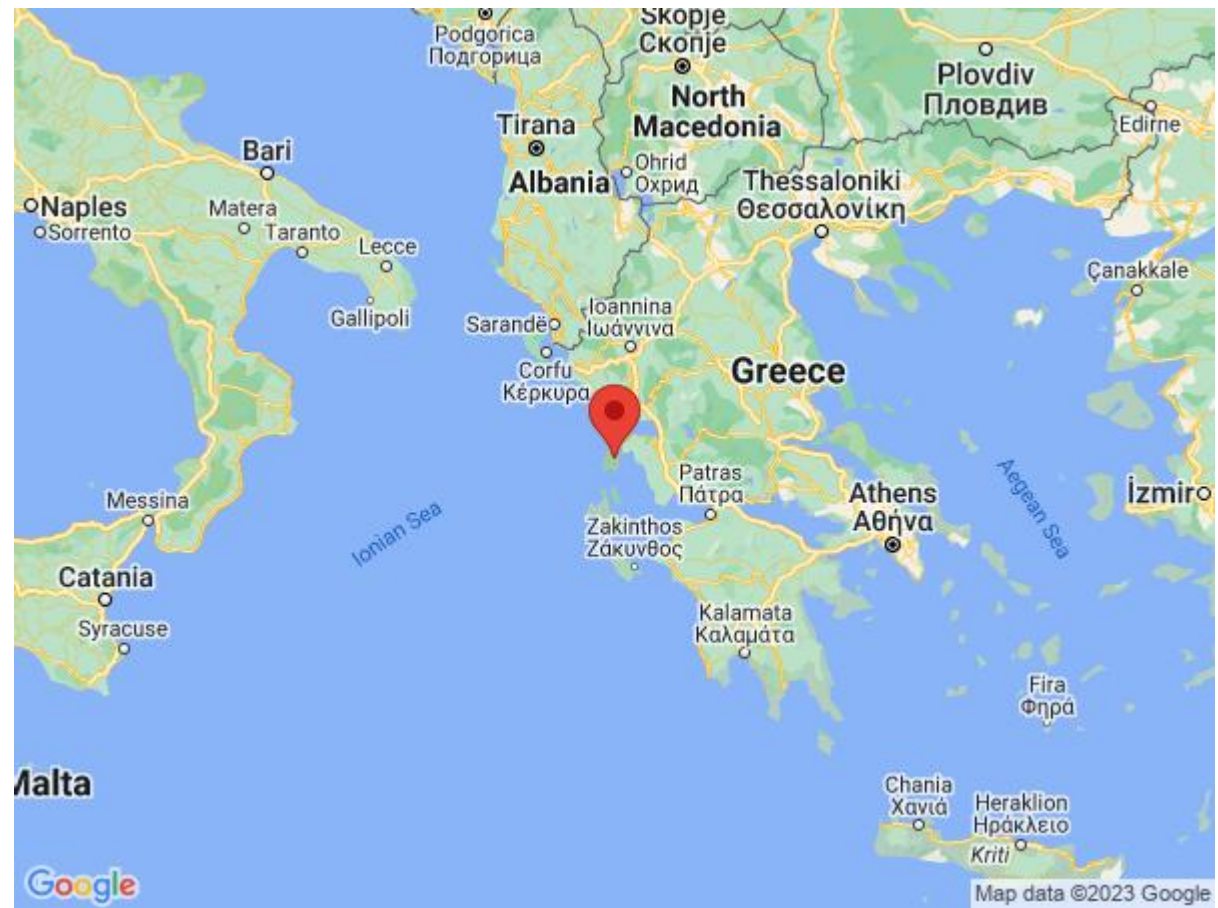
Lefkada is connected to the mainland by a long causeway and floating bridge and is an easy drive from Preveza airport. The island is well-known for its beautiful beaches, impressive coves and turquoise waters. Among the most beautiful are Egremni, Kathisma, and the endearing Porto Katsiki, which is loved for its golden sands and fascinating landscape.

Nidri is the largest of the tourist towns, and Nikiana is the second. Nidri and Sivota are favourites with yacht charter firms. Island hopping is very easy and enjoyable. You can take excursion boats to the local islets and the secluded coastal bays of Lefkada or the ferries to Ithaca and Kefalonia. The west coast of Lefkada is for the more adventurous with its rugged cliffs and rocky shores. Vasiliki, in the south, is a world-class windsurfing centre. The pretty Geni peninsula is a 15-minute drive around the bay from Nidri or a 5-minute crossing by boat. Geni village is a friendly, traditional fishing village with several charming waterfront tavernas.

You will want to discover some of the mountain villages while staying on Lefkada. Karya is lovely with its central square full of taverna tables under the shade of a vast plant tree. You can enjoy the local Karysaniki embroidery, once a vital part of the national dress. North-east of Karya and surrounded by towering cypress, mountain scenery and craggy cliffs is Lazarata. There are two notable churches, Agios Dionissis and Agios Spiridonas. Lazarata is a great place for a stroll to enjoy the neat vineyards, olive groves, citrus plantations and the red-roofed houses.

A picturesque hiking route from Nidri takes you to the stunning Dimosari Waterfalls, a little paradise of lush greenery that's perfect for a refreshing dip on a hot day. The water is very cold though so be prepared!

The pretty, whitewashed church of Agios Ioannis Antzoussis dates back to the 16th century and is one of the oldest churches in Lefkada. There are some fascinating archaeological, historical and cultural sites to visit on this very special island. Wine lovers will enjoy Lefkada Earth, the home of some fine local wines. You can combine this stop with a fresh seafood lunch overlooking the brilliant blue waters at Sivota or Vasiliki.



Local Amenities

| | |
|---------------------|---|
| Nearest Airport | Aktion International Airport (41 km) |
| Nearest Town/City | Lefkada (22 km) |
| Nearest Village | Nydri (6 km) |
| Nearest Restaurant | Kato Rahoula Nouvell Restaurant (4 km) |
| Nearest Beach | Nydri Beach (7 km) |
| Nearest Supermarket | Nydri Supermarket (7 km) |

What we love

- Villa Kaparissi is located in a fabulous, privileged hillside position with spectacular, panoramic views
- The gardens of the villa are beautiful and a wonderful spot for some delicious alfresco dining
- Lefkada is a gorgeous leafy island. You must not miss the local waterfalls and the delightful mountain villages

What you should know...

- One of the bedrooms is located on the ground floor so is ideal if you have any guests that are less mobile
- There are several wineries on Lefkada where you can enjoy the delicious local wines. You can visit Lefkada Earth Winery and Lefkadiiki Gi Winery, and when you have had enough of the wine tasting you can move onto ouzo!
- If you enjoy hiking there are some spectacular trails you can take, enjoying the mountains and the fantastic views

Terms & Conditions

- Security deposit: €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection
- Arrival time: 4pm
- Departure time: 10am
- End of stay cleaning included?: Yes. However, 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
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price
- Energy costs included?: Yes, included in rental price
- Heating costs included?: Yes, included in rental price
- Internet access?: The property has complimentary Wi-fi 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
- Minimum stay: 7 nights during July and August, 5 nights the remainder of the year
- Changeover day: Generally Sunday, but some flexibility outside of July and August, please enquire
- Pets welcome?: Not allowed
- Tax: Included in the price
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay
- Smoking Allowed?: Not permitted inside the house. Allowed in the outside areas please use the ashtrays provided
- Other Ts and Cs: Two cots for babies / fold up beds for younger children are available on request
- Pool heating charge?: Pool heating is included in the price during the cooler months. The approximate dates for heating are April 24th - 14th June and Sept 15th - Oct 31st. Please enquire at the time of booking if pool heating will be available during your stay. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures

Please note that in order to have access to all five bedrooms, you will need to select 10 guests at the time of booking and pay the higher rate.