

Villa Kouzounos

Region: Peloponnese Sleeps: 10

Overview

Villa Kouzounos is a magical property. It is beautifully presented with a calm, neutral colour palette throughout and a dreamy serene ambience. With five bedrooms including an independent apartment for four, Villa Kouzounos is perfect for two families, a group of friends or perhaps a multi-generational family.

Nestled on the hillside in the Kouzounos area of Spetses, guests enjoy breathtaking views over the Argosaronic Gulf and the tree sprinkled hillside. You cannot fail to relax here. Local tradition and luxury co-exist on the island of Spetses. This wonderful island will make you want to return over and over. A favourite with fashionistas, people watchers, nature lovers, hikers and foodies, the island offers a lot of everything. The cosmopolitan Old Harbour is sprinkled with romantic terraces, candlelit tables, jetties, trendy bars and clubs where visitors enjoy gourmet dining, fine wines and soft music. History lovers can learn about the island's fearless heroine Lakarina Bouboulina, the 1821 revolution or enjoy archaeological finds dating back to 3000 BC. Close to Athens, you can arrive by ferry to enjoy horse-drawn carriage rides, cycling, walking and the odd bus, the modes of transport on this car free island. What wonderful ways to discover the island!

Villa Kouzounos sits in a beautiful plot with numerous terraces and quiet corners where you can enjoy a glass of chilled wine and pick up your holiday book. The villa is built on three floors with the lower floor being home to an independent apartment. Here you will find two gorgeous bedrooms, one a double and one a twin plus a kitchen and living area with a dining table. It is plush, romantic and very comfortable. The next floor up is home to the main living space. Open plan in design, it is light and airy and utterly beautiful. It offers a modern, shaker-style kitchen with all the appliances you need for your self-catering break, a delightful dining area and a lovely living area. Here you can relax on squishy sofas in front of a feature fireplace and the television. All in ivory and white, it looks so pretty and inviting. Doors lead out to a covered balcony and the first alfresco dining space. It is a gorgeous spot with heavenly views of this beautiful coastline and the sea.

Upstairs, you will discover two gorgeous bedrooms and a shared bathroom. One bedroom offers a beautifully dressed double bed and the other boasts twin beds. They are calm, serene havens where you will sleep deeply. You can head out to the large balcony with your early morning cup of coffee



enjoying the views of the pool and the Spetsopoula islet. There is an immaculate bathroom to share. The final bedroom, ideal for older children, can be found in the guesthouse. It comes with single bunk beds, a bathroom and a kitchen next to it.

Though the interiors of Villa Kouzounos will quickly make you fall in love with this property, the outdoor areas will seal the deal. There are two amazing terraces, besides the one leading straight from the main living area. Firstly, there is another incredible alfresco dining area. Sitting under a stone pillared, bamboo pergola, you will enjoy sublime panoramic views while you dine. Your barbecue masters will enjoy creating feasts using the built-in barbecue and pizza ovens. All of this is surrounded by beauty. Ancient olive trees and other wonderful planting catch your eye and look stunning against the old stone walls and the bright blue of the sky and sea. There is also a super cool swing seat next to the dining table, a perfect spot to read your book or listen to a podcast while mesmerised by the scenery. The garden terraces also enjoy stone statues that add to the wonderfully warm ambience. On the other side of the villa, at the lower apartment level, is the swimming pool terrace. The pool is just great and is surrounded by luxury loungers, an egg chair and a fabulous shaded alfresco lounge area at the far end. The seating is built-in and comes with a mass of cushions, all in shades of blue to compliment the sky and sea. Surrounded by fragrant greenery and lavender, it is another totally stunning spot that you will be sad to leave.

Facilities

Modern • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Satellite TV • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Kouzounos is a 5-bedroom villa sleeping 10 guests, located on the beautiful island of Spetses.

Lower Ground Floor (independent apartment with its own entrance)

- Living room
- Fully-equipped kitchen
- Bedroom with double bed
- Bedroom with twin beds
- Family bathroom

Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen
- Cloakroom

First Floor

- Bedroom with queen-size bed
- Bedroom with twin beds
- Family bathroom

Guesthouse

- Bedroom with bunk beds
- Family bathroom

Exterior Grounds

- Private swimming pool
- Terrace
- Dining facilities
- Barbecue

Additional Facilities

- Wi-Fi
- Air conditioning
- TV
- Washing machine
- Parking



Location & Local Information

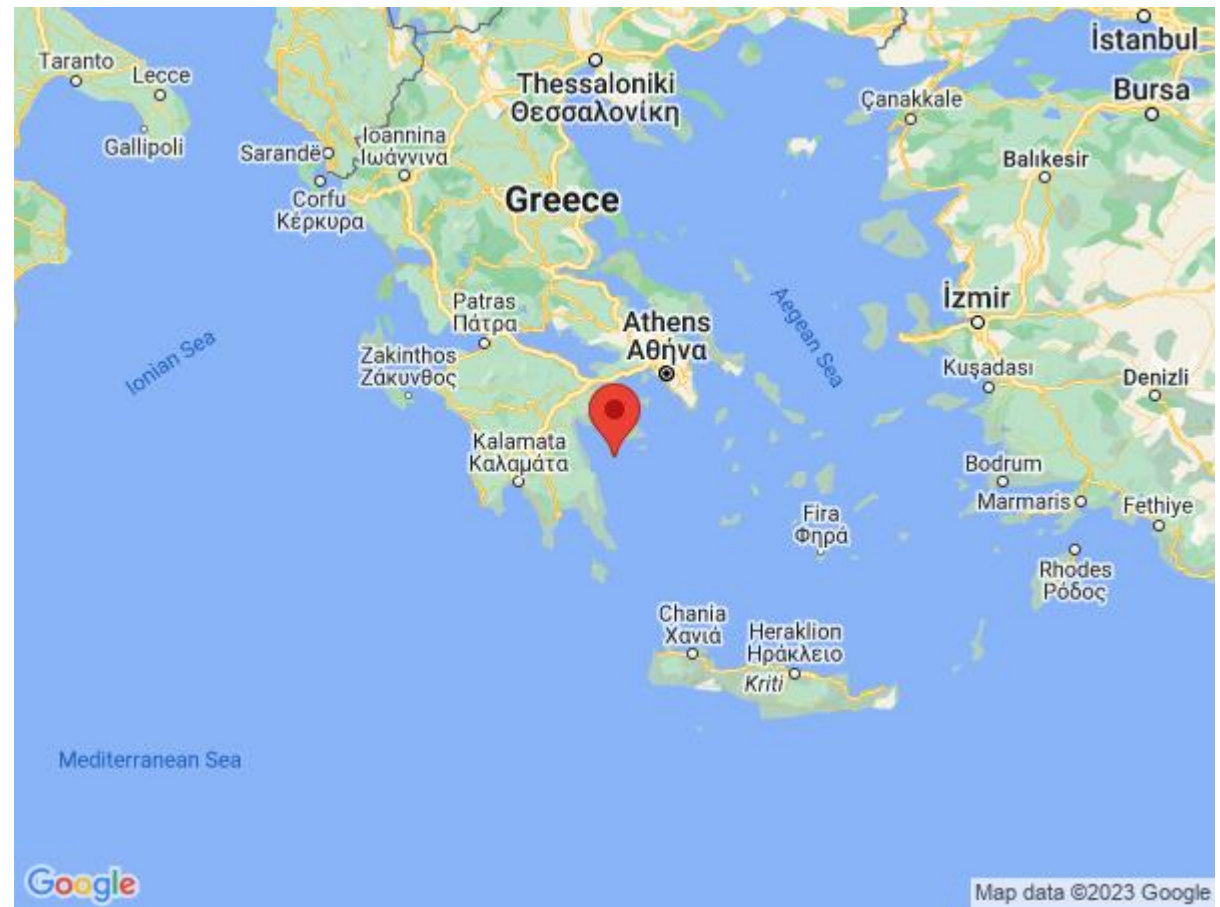
Villa Kouzounos enjoys a fabulous hillside location, just over five kilometres from Spetses town centre and the magical Old Harbour. It is 2km from Kouzounos Beach and just over 3km from Agia Marina Beach.

You will arrive by ferry in a couple of hours having left Athens. The island is also connected to the islands of Hydra and Poros by ferry. Spetses is fantastically popular for its elegant atmosphere, its impressive Venetian mansions, its picturesque alleyways, its excellent dining scene and its beauty. The car ban keeps it calm and very attractive. In the heart of the Saronic Gulf, you will find beautiful boutique shops, a yacht marina, wonderful restaurants and stunning secluded beaches. Around Dapia, the island's busy port, there is a wonderful array of bars and cafes, a perfect spot for a romantic sunset drink while gazing at Kosta and Porto Heli on the mainland across the waters. In Dapia, you will find the Spetses Museum and the Anargyros mansion. Dapia is the New Harbour whereas the Old Harbour, called Baltiza, is one and a half kilometres away.

The island is blessed by beautiful beaches with Kouzounos, Ksilokeriza, Vrelos, Agia Marina and Agia Paraskevi amongst the best. Agia Paraskevi is a lovely beach surrounded by lush greenery and enjoying crystal clear waters. At the beach of Agios Arnargyros you will discover the famous Bekiris Cave.

Though car free, there are some buses that run from the town centre. The Museum of Bouboulina is the museum of the local heroine Lascarina Bouboulina, housed in the mansion of Bouboulina close to the port. During the second weekend of September, the impressive Festival of Armata takes place. There are many events in celebration of the naval victories of Spetses, Hydra and Psara against the Turks in 1822 including fireworks, feasting and the burning of a ship. The island enjoys many old footpaths that cross over and lead to tiny chapels, secluded beaches, hilltops with sensational views and small settlements. While you are on the island you should take a horse-drawn carriage ride. It will take you past the well-kept captain's mansions below the Agios Nikolaos Monastery, past the museum and the boatyards and pass the legendary Poseidon Hotel which has hosted royalty, dignitaries and politicians.

The island is steeped in history with archaeological findings dating back to 3000 BC. The Bouboulina Museum enjoys many personal items from the War of Independence. The Mansion of Hatzigianni Mexi, the first governor of Spetses, is also interesting as it is one of the most impressive stately homes. The old boat yards in the heart of the Old Harbour are truly impressive. You can still watch builders practise their craft.



Local Amenities

Nearest Airport	Athens International Airport (Via ferry from Piraeus, Athens)
Nearest Town/City	Spetses (4.6km)
Nearest Restaurant	Mourayo Restaurant (4.4km)
Nearest Supermarket	Mini Market (3.9km)
Nearest Beach	Kouzounos Beach (2km)

What we love

- Villa Kouzounos enjoys exquisite terraces with the most phenomenal views across the hillside to the sea. Sprinkled with greenery, the hills are absolutely beautiful against the deep blue of the sea
- The villa is beautifully presented, all in ivory, cream and white. It enjoys such a serene ambience you will very quickly relax and feel at home
- With a separate apartment, a guest house and a main villa, this property is ideal for groups that might enjoy a little private time as well as spending the holiday together

What you should know...

- Villa Kouzouos is made up of a main villa on the top two floors, an independent apartment with its own living spaces on the lower floor and a guest house with a bedroom and bathroom and a kitchen next to it
- The gardens and terraces are absolutely beautiful though they are on different levels. This property is not ideal for those with mobility issues
- There are two alfresco dining areas, one from the living area and the other to the side of the villa, alongside the barbecue and pizza oven cooking area

Terms & Conditions

- Security deposit: €1,750 to be paid prior to arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- 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.
- Internet access?: Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.
- Changeover day: Saturday during July & August, flexible at other times.
- Minimum stay: Please note that there is a 4-night minimum stay, this may be increased across peak dates
- Pets welcome?: No pets
- Smoking Allowed?: No smoking
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings and any accidental damage caused during their stay.