

Villa Nipsia

Region: Kefalonia Sleeps: 2 - 4

Overview



Gazing out over the glistening waters of the Ionian Sea, Villa Nipsia is a charming home in a peaceful area. Within driving distance, you will have a number of villages and attractions including the island's capital Argostoli.

Villa Nipsia, nestled in a verdant residential enclave on Kefalonia, offers a delightful retreat within walking distance of pristine beaches. Constructed less than a decade ago, the house seamlessly blends modern comforts with traditional charm. Modern amenities, including Wi-Fi, air conditioning, Smart TVs with Netflix, and a washing machine, complement the rustic yellow walls, rattan and wood furnishings, and warm lighting that evoke the ambiance of a historic island dwelling.

The interior features a cozy living room, well-equipped kitchen, dining area, and a sitting space with a TV and sofa—all opening onto a sun-drenched terrace. The two bedrooms cater to various preferences, with one offering a double bed and the other featuring two single beds (convertible to a double). Each room boasts a well-appointed shower room.

Step outside to discover a charming garden with sea views, a refreshing swimming pool, a covered dining area for al fresco meals, sun loungers for relaxation, and gated parking for convenience. The outdoor spaces create an inviting environment to soak up the sun, enjoy leisurely meals, and revel in the tranquillity of the surroundings.

Villa Nipsia, with its blend of modern amenities, traditional aesthetics, and proximity to stunning beaches, offers an ideal setting for a relaxing and rejuvenating stay on the enchanting island of Kefalonia. Whether unwinding by the pool or exploring nearby coastal gems, guests are sure to create cherished memories in this Mediterranean haven.

Within walking distance of the villa, you can find a selection of gorgeous beaches. The closest, Nipsia Beach is a quiet, sandy stretch where you can unwind in the sun without being disturbed. Nearby, there are many more beaches; from stoney coves to lively beaches backed by beach bars and eateries.

When you wish to pick up some amenities, the village of Spartià is just 2.5km away and offers a range of shops and restaurants. Further afield you can visit the bustling city of Argostoli which is packed with shops and historic attractions, or maybe you would prefer the holiday resort of Skala, one of the most popular places on the island to visit.

Facilities

Villa/House • Ideal for Babies & Toddlers • Ideal for Teens • Air-Con • BBQ • Washing Machine • Microwave • Hairdryer • All Bedrooms En-Suite • Satellite TV • TV • Heating • Parking Space • Seaview • Rural Location

Interior & Grounds

Ground Floor

- Open-plan room with living space with garden access, sofa, TV and kitchen with oven, hob, fridge freezer, washing machine, microwave, toaster and coffee machine
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with two single beds (or double) and en-suite bathroom with shower, sink, bidet and WC

Exterior Grounds

- Leafy garden with sea views
- Swimming pool
- Covered terrace with dining table
- Pool side sun loungers
- Outside lounge areas
- Electric barbecue
- Gated parking

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- Smart TVs with Netflix
- Washing machine
- Iron and ironing board
- Hairdryers

Property License Number: 1210016



Location & Local Information

Villa Nipsia is nestled in the serene southern tip of Kefalonia and offers a tranquil retreat in a quiet residential area, close to several stunning beaches.

The immediate coastal vicinity features Nipsias Beach just 150m away, providing a peaceful escape. Amandakis Beach at 800m offers a slightly more expansive coastal experience, while Spartià Beach, situated 2.5km away, boasts scenic surroundings and Trapezaki Beach, 9km distant, offers a picturesque stretch of coastline backed by bars and restaurants.

Spartià village, conveniently located 2.5km from the villa, serves as the nearest hub for amenities. Its charming centre hosts a bakery, mini-markets, and a selection of eateries and taverns, providing a delightful taste of local life.

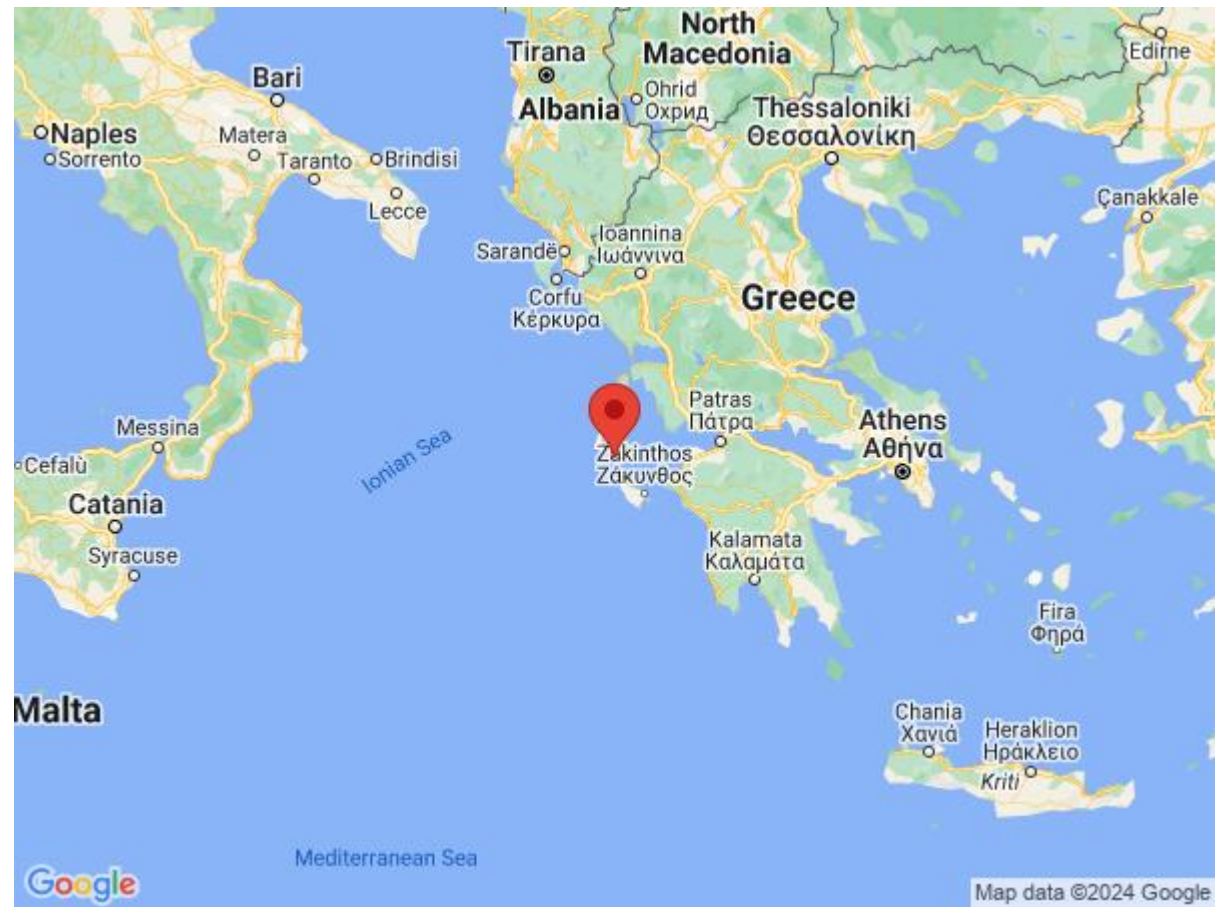
For those seeking further exploration, the capital of Kefalonia, Argostoli, is 13km away. This bustling city offers a vibrant atmosphere, diverse dining options, and cultural experiences. A stroll along the harbour promenade or a visit to the Archaeological Museum can add enriching dimensions to your holiday.

Nature enthusiasts can embark on boat trips to discover hidden coves, isolated beaches, and the island's captivating coastline. Walking enthusiasts will find numerous routes to explore, each unveiling the island's natural beauty and providing an opportunity to connect with the lush landscapes.

Villa Nipsia, with its proximity to various beaches, charming villages, and vibrant city life, serves as a strategic haven for those seeking both relaxation and adventure on the captivating island of Kefalonia. Whether basking in the sun on nearby shores, exploring quaint villages, or venturing to the island's capital, this villa invites guests to create lasting memories in the heart of the Ionian Sea.

Local Amenities

Nearest Airport	Kafelonia Airport (10 km)
Nearest Village	Klismata (2 km)
Nearest Town/City	Svoronata (7 km)
Nearest Restaurant	Fois Restaurant (7 km)



Nearest Bar/Pub	Sarris Winery (5 km)
Nearest Supermarket	Marina's Market (3 km)
Nearest Beach	Amandakis Beach (700 m)

What we love

- Villa Nipsia sits in an elevated position overlooking the beautiful Ionian Sea
- With a double bedroom and a room with two single beds which can be changed to a double, this home is perfect for a family or two couple
- Outdoors, a lush green garden with sea views, a swimming pool and a covered dining terrace awaits you
- The closest amenities can be found in the village of Spartià which is 2.5km away, while the nearest beaches are under 800m away

What you should know...

- The villa's pool is shared with the home next door, though this is not visited very often by the owners
- The pool is heated by solar panels, so the temperature can fluctuate with the weather conditions
- There are beaches nearby and the village of Spartià is 2.5km away, but a car will be needed to visit other areas

Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 16:00 - 17:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool 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. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 4 nights during low season. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Tax: Tourist Taxes are to be paid on arrival directly to the property manager; please enquire if the exact amount is required.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that a cot and highchair are available upon request, payable locally.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €10 per night per unit

November-February €4 per night per unit