

Villa Eparchiaki

Region: Kefalonia Sleeps: 2 - 8

Overview

This sea-view villa started life as a traditional farmhouse built in the 18th century. The unique style reflects the age of the home as it was built during a period of Venetian rule. Villa Eparchiaki offers guests an authentic home away from home and is in close proximity to Fiskardo's shops, restaurants and beaches.

Villa Eparchiaki is a wonderful home which is set over three storeys and has vast gardens brimming with Mediterranean planting. The house was once an 18th century farmhouse which sat in a rural and rugged landscape. This house was one of only a handful that managed to survive a devastating earthquake in the 1950s, so is a real gem and a fantastic place to stay.

Once lying derelict, the owners have carefully and lovingly restored it to its former glory. Throughout the home, original materials and decorative styles have been used in order to preserve the period charm of the house. Alongside the traditional decor, the owners have provided all of the modern facilities you could require, including WI-FI, satellite TVs and air conditioning.

On the ground floor, you will find a bright and spacious living room with doors on to the garden. There are two plush sofas here, a flatscreen TV and a formal dining space where you can dine with your loved ones. In the same space, there is also a well-equipped kitchen which is ideal for cooking while you socialise.

There are four lovely bedrooms here at the villa, the first is set on the lower-ground floor and serves as an independent studio for those looking for privacy. This room has a double-sized sofa bed, an office area, a TV and an en-suite shower room.

On the ground floor you can find two bedrooms with either two single beds or a double bed in each, these rooms share a contemporary bathroom with both bath and shower. Upstairs there is a master suite with a sunny balcony, king-sized bed and a bathroom with bath and shower.

Outside you will find yourself in a wonderful garden with incredible wraparound views. The garden boasts a private pool, a summer kitchen with a covered dining table for long evening meals with your party. There are also many sun loungers and outside sofas here for you to relax in the sun with a good book.



The house is nestled within a forested mountainside overlooking the sea offering you peace and serenity. You will not have to go to reach the nearest amenities though, as the closest restaurant is 800m away, with more available in Fiskardo which is under 2km away. This beautiful village is packed with cafes, shops, restaurants and elegant bars and is one of Kefalonia's best-loved villages. With a gorgeous sandy beach and a harbour where you can take boat trips to other islands or along the coast, you will have everything you could wish for here.

Facilities

Villa/House • Private Pool • Ideal for Teens • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Heating • Parking Space • Seaview • Rural Location

Interior & Grounds

Lower Ground Floor

- Studio with independent entrance, double sofa bed, office space, TV and en-suite bathroom with shower, sink and WC
- Laundry room

Ground Floor

- Open-plan living room with garden access, two sofas, TV and dining room seating 8
- Fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- 2 x bedrooms with two single beds or double-sized bed
- Bathroom with bath, shower, sink and WC
- Guest WC

First Floor

- Master bedroom with balcony, king-sized double bed and en-suite bathroom with bath, shower, sink and WC

Exterior Grounds

- Garden with terraces, fruit trees and sea views
- Private swimming pool
- Summer kitchen with Weber barbecues, sink and fridge
- Al-fresco dining tables
- Outdoor sofas
- Poolside sun loungers
- Bean bags
- Swing chair
- Historic ruins
- Parking

Additional Facilities

- Air conditioning
- Wi-Fi connection
- Satellite TVs
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



Property License Number: 1125565

Location & Local Information

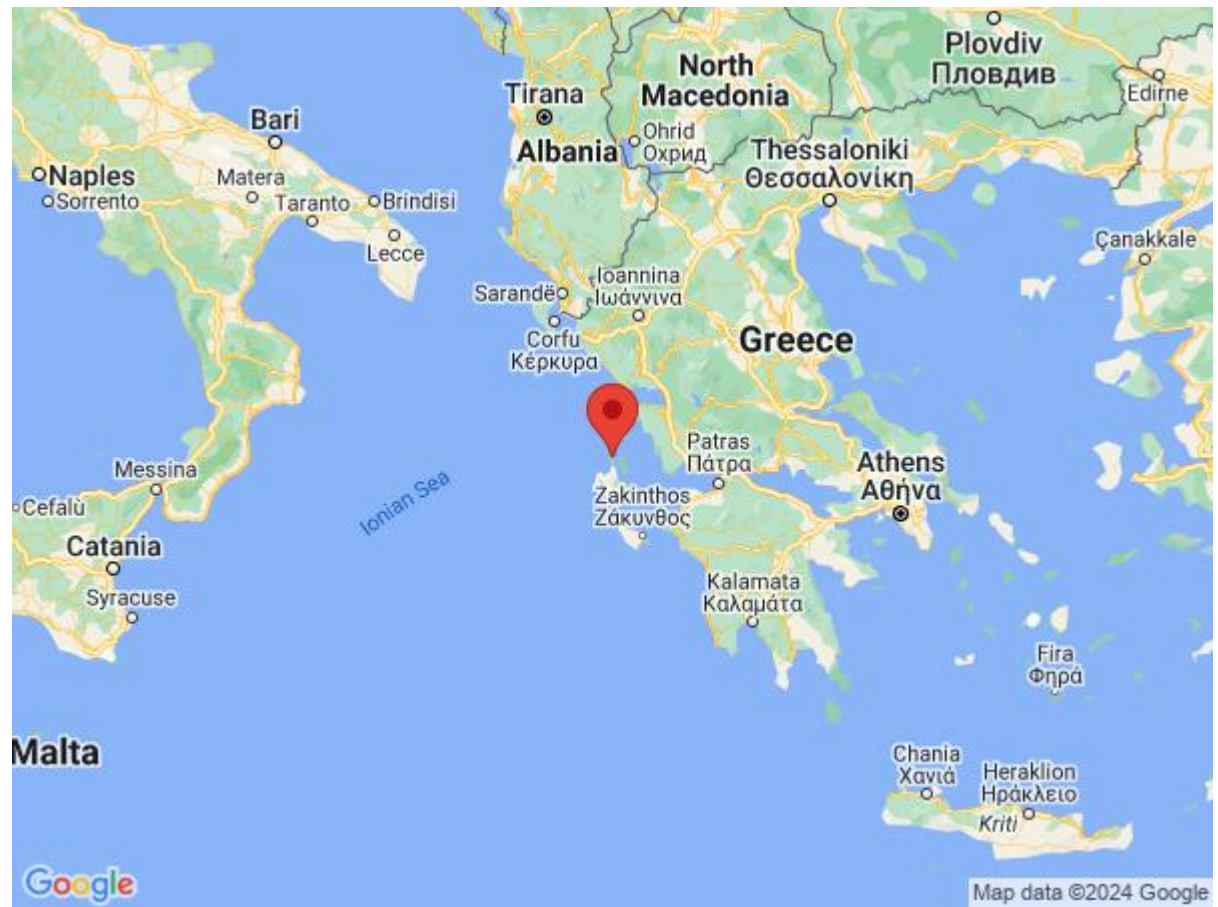
Discover the allure of Kefalonia, an exquisite Ionian gem, with Villa Eparchiaki as your idyllic base near the quaint village of Antipata. Here, you can immerse yourself in the tranquillity of this natura landscape, perfect for those yearning for both relaxation and adventure.

Antipata, adorned with charming shops and eateries, invites leisurely exploration, offering a taste of local flavours and crafts in the embrace of traditional Greek life. A short journey leads to the captivating fishing village of Fiskardo, merely 2km away, renowned for its Venetian-style architecture and upscale ambiance. Unlike rustic counterparts, Fiskardo exudes sophistication with chic boutiques, inviting cafes, gourmet restaurants, and trendy bars. The village's scenic charm extends to delightful beaches, where crystal-clear waters beckon for sun-soaked relaxation.

Fiskardo's appeal extends beyond its shores, acting as a gateway to captivating boat trips to the nearby Ionian Island of Lefkada. These excursions offer a unique perspective on coastal landscapes and opportunities for exploration and relaxation on neighbouring shores.

For nature enthusiasts, the Emelisse Nature Reserve becomes a haven for walks and picnics. Surrounded by lush greenery, this resort invites visitors to immerse themselves in Kefalonia's natural beauty. The walks unveil the diverse flora and fauna of the island, providing a serene escape into the heart of the Greek countryside.

Villa Eparchiaki serves as an ideal base for this multifaceted exploration, offering a peaceful retreat amidst Kefalonia's captivating landscapes. Whether strolling through charming villages, savouring culinary delights, or embarking on boat adventures, a holiday in Kefalonia promises an unforgettable experience that seamlessly blends culture, nature, and relaxation.



Local Amenities

Nearest Airport	Kafelonia Airport (54 km)
Nearest Ferry Port	Fiskardo (1 km)
Nearest Town/City	Fiskardo (2 km)
Nearest Restaurant	Mirella's (600 m)



Nearest Bar/Pub	The Fishbone Bar (2 km)
Nearest Supermarket	Dimoulas Supermarket (2 km)
Nearest Beach	Emplisi Beach (1 km)

What we love

- Villa Eparchiaki was once a derelict, Venetian style farmhouse which is one of the only homes to have survived the earthquake in the 1950s
- Now fully transformed and updated, the house offers beautiful interiors and all of the facilities you would need for a relaxed break
- Outdoors there are lush, landscaped gardens with fruit trees and a private swimming pool, overlooking the breathtaking Ionian Sea
- The nearest beach and the centre of the upscale village of Fiskardo are within walking distance of the villa

What you should know...

- The cleaner has one day off per week but will tend to the home on other days, she can also pick up groceries and take care of laundry for you if needed
- The hosts will meet you when you arrive and are also able to book trips and experiences such as massages and private chefs if guests require
- The local village and beaches are within walking distance but a car is recommended

Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 14:00 - 15:00
- 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