

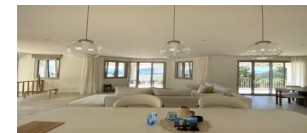


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[2006] Paleokatouna Serenity & Grace

Price: 895.000€

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From the first light of sunrise to the gentle sight of sailing boats gliding across the shimmering bay, this exceptional property offers a rare sense of calm and connection with nature. From the moment you enter the grounds, a feeling of peace settles over you, as the surrounding landscape embraces the home in an atmosphere of serenity and effortless beauty.

Thoughtfully redesigned to combine modern comfort with timeless elegance, the main residence spans 147m² across two levels. Defined by a soothing neutral palette and an abundance of natural light, the interiors evoke a sense of grace and relaxation throughout. At the heart of the home, an open-plan living area flows seamlessly between indoor and outdoor spaces, framing breathtaking sea views and creating an inviting setting for both quiet moments and entertaining.

The property features two spacious en-suite bedrooms, each conceived as a tranquil private retreat. The master suite is further enhanced by a generous walk-in closet, adding both practicality and luxury to the space. High-quality finishes, underfloor heating, and integrated cooling ensure year-round comfort, while the overall design reflects understated sophistication and enduring style.

A beautiful veranda extends along the entire façade of the first floor, providing the perfect place to unwind, dine alfresco, or simply take in the ever-changing colours of the sea and sky. Surrounded by nature and cooled by gentle coastal breezes, it offers an idyllic setting to enjoy the peaceful rhythm of island life.

Complementing the main residence is a separate 31m² guest studio apartment complete with its own bedroom and kitchen, providing ideal accommodation for visitors, extended family, or potential rental opportunities.

Additional features include a separate laundry and storage room, a solar hot water system, and generous outdoor space with room to add a swimming pool, allowing future owners to further enhance this remarkable property.

While enjoying a wonderfully quiet and secluded setting, the property remains conveniently connected. The vibrant town of Nidri, with its waterfront cafés, restaurants, shops, marina, and everyday amenities, is less than a 10-minute drive away.

Offering tranquillity, natural beauty, contemporary comforts, and unforgettable bay views, this is a rare opportunity to acquire a home where every day begins and ends in harmony with its surroundings—a sanctuary of peace in one of Lefkada's most desirable locations.

