Corfu

Eirian

??????? ????????: 1568501



???? ??????: **975.000 EUR** • ?????????: **ca. 142 m²** • ???????: **3** • ?????? ???: **4.809 m²**

??????? ????????: 1568501 - 49 083 Corfu

- ?? ??? ?????
- ?? ???????
- ??? ????? ????????
- ?????????? ????????????

??????? ????????: 1568501 - 49 083 Corfu

?? ??? ?????

??????? ????????	1568501	???? ??????	975.000 EUR
?????????	ca. 142 m²	???? ???????????	2021
???????	3		
????????? ??? ????????	1		
????????	2		
???? ??????????	1830		

??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????





??????? ????????: 1568501 - 49 083 Corfu

?? ???????



??????? ????????: 1568501 - 49 083 Corfu

??? ????? ????????

Eirian Villa is a captivating island retreat—a home woven with character and charm, perched high on an elevated hilltop that offers the most breathtaking panoramic views of the azure waters of Corfu's north-eastern coast, stretching across to the distant mountains of Albania. This is a place where the beauty of the sea and sky seamlessly merge, creating a constant, calming backdrop that stirs the soul.

Steeped in history, this circa 200-year-old house has been thoughtfully and lovingly renovated, preserving its authentic character while embracing modern comforts. A new, well-equipped kitchen with a charming island, stylish bathrooms, updated wiring and plumbing—all carefully designed to maintain the home's simple, rustic elegance. Outside, the owners have transformed the gardens and pool terrace into an inviting, tranquil oasis, perfect for relaxing or entertaining in style.

From the moment you step through the front door, you're greeted by a warm, welcoming atmosphere.
The house flows naturally from the kitchen into the dining and sitting areas, where timber ceilings and traditional Corfiot windows frame stunning views of the sparkling sea. Every detail—whether the soft lighting, the carefully curated décor, or the gentle breeze—evokes a sense of home and harmony with nature.

Ascend the stairs to the first floor, where three bedrooms—two doubles and a versatile single or study—offer peaceful sanctuaries. The master bedroom, with its private terrace, invites you to wake up to spectacular sunrises over the channel, with the distant silhouette of Paxos shimmering on the horizon on clear days. Each bedroom is thoughtfully fitted with mosquito nets, fans, and ample storage, ensuring comfort in the warmth of summer or the cool of winter.

Set into the hillside, the gardens are a masterpiece of design—spread across three terraced levels, featuring stone walls, pathways, and lush planting that provide privacy and serenity.
In 2020, the gardens were reimagined with bursts of color, fragrant blooms, and large terracotta pots, creating a vibrant tapestry of textures and scents. Fruit and nut trees—pomegranate, apricot, almond, and figs—offer the promise of harvests and sweet treats, while shaded and sun-drenched spaces invite you to unwind, read, or share meals with loved ones.

Outside, the space is perfectly curated for both quiet reflection and lively gatherings. Hammocks sway gently in the breeze, sunbeds and sofas beckon for lazy afternoons, and hanging chairs invite gentle rocking.
The outdoor kitchen, complete with a fridge, dishwasher, and ceramic hob, makes outdoor dining effortless. The covered dining area, just steps from the pool, offers mesmerizing sea vistas—where you can enjoy breakfast with the sunrise or dinner beneath a blanket of stars.

The inviting 11-meter pool, with its spectacular sea views, becomes your haven—an idyllic spot to cool off, unwind, and soak in the endless horizon. Whether you're taking a dip at sunrise or watching the sunset melt into the sea, it's a place that captures the essence of island living.

An added bonus is the property's successful rental business and website, offering a proven income stream and the chance to share this special place with others.
Yet, at its heart, Eirian Villa remains a warm, welcoming retreat—a perfect blend of cottage charm and luxurious comfort, a place where every moment feels like a treasured escape.

This property truly punches above its weight—a rare opportunity to own a piece of Corfu's magic, with views, character, and potential that stir the imagination and soothe the soul.

??????? ????????: 1568501 - 49 083 Corfu

?????????? ????????????

??? ???????????? ???????????, ????????????? ?? ??? ???????? ???????????? ???:

VON POLL REAL ESTATE Athens

Kifisias Avenue 227, 14561 Kifisia
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

???? ????????? ??????? ??? von Poll Immobilien GmbH

www.von-poll.com