

Kefalonia  
**Esmira**

*Número da propriedade: 1568548*



**PREÇO DE COMPRA: 1.395.000 EUR • ÁREA: ca. 204 m<sup>2</sup> • QUARTOS: 2 • ÁREA DO TERRENO: 1.050 m<sup>2</sup>**

**Número da propriedade: 1568548 - 28085 Kefalonia**

- **Numa vista geral**
- **O imóvel**
- **Uma primeira impressão**
- **Pessoa de contacto**

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## Numa vista geral

Número da propriedade	1568548	Preço de compra	1.395.000 EUR
Área	ca. 204 m <sup>2</sup>		
Quartos	2		
Quartos	2		
Casas de banho	2		
Ano de construção	2022		

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## O imóvel



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## Uma primeira impressão

Esmira Villa is a charming haven—a characterful retreat beautifully positioned just moments from the highly sought-after village of Fiskardo. This delightful home exudes warmth and authenticity, offering a tranquil escape with stunning sea views and a sense of timeless Greek charm that invites you to relax and unwind.

Currently, the villa features two inviting double bedrooms, each thoughtfully designed to blend style with comfort. But the true potential lies in an exciting future—plans and designs are already in place to add two more double bedrooms, each with luxurious en-suite bathrooms, tucked away in a private corner on the lower level of the plot. The majority of the costs for completing this expansion are included in the asking price, making it an ideal opportunity to tailor the home to your desires.

Set on the front line of a picturesque local village, Esmira Villa offers a perfect harmony between village life and breathtaking coastal scenery. One of the standout features is the generously sized master bedroom, with doors opening onto a sun-drenched balcony overlooking the sparkling sea—an idyllic spot to enjoy your morning coffee or evening sunset. The en-suite bathroom, with its walk-in shower and a large hand-crafted cement bathtub, promises moments of indulgence and relaxation.

The second double bedroom, with its private entrance and en-suite bathroom, offers privacy and comfort, perfect for guests or family. Inside, the open-plan layout creates a sense of spaciousness and natural flow. The stylish interiors combine practicality with a refined touch, offering a warm, welcoming atmosphere.

The kitchen, handcrafted from polished cement and natural wood, is both functional and beautiful, fully equipped with modern appliances and looking out onto the dining area. This space seamlessly connects to the living area, where ample seating invites gatherings and quiet moments alike. Large metal-framed windows and balcony doors flood the interior with natural light, while inviting the outdoors inside and creating a harmonious connection with the surrounding landscape.

Step outside to discover a true outdoor living paradise. Covered dining areas, a sparkling swimming pool measuring 11m x 3m with a dedicated machine room beneath, and a well-stocked storage and laundry room, all set within beautifully landscaped gardens—enclosed by charming stone walls and a small vegetable garden—create a peaceful oasis.

The property sits on 1,050 sqm of land, offering privacy and space to relax, entertain, or garden. The sounds of gentle goats and the distant tolling of their bells often drift through

**the air, adding to the serene, rustic charm of this peaceful setting. Uninterrupted views stretch across olive groves and lush forests, opening out to the shimmering sea beyond—a picture-perfect backdrop that captures the essence of island life.**

**Located within easy reach of the beach—just a 20-minute walk along a footpath leading to Dafundi Beach—this property offers not only a beautiful home but a lifestyle of tranquility, beauty, and opportunity. An established boutique holiday rental business is already in place, providing an attractive income stream for those looking to invest in a lifestyle and an investment all in one.**

**Esmira Villa is a rare find—an exquisite blend of character, comfort, and potential, nestled in one of the most desirable locations on the island. A true sanctuary waiting to be called home.**

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## **Pessoa de contacto**

**Para mais informações, queira contactar a sua pessoa de contacto:**

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*Para o aviso de isenção de responsabilidade da von Poll Immobilien GmbH*

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