EXANTHIA, LEFKADA

THINK EXQUISITE

CASA CONDRIADA

Situated high up above Lefkada's west coast, and gazing out over the buzzing little village of Exanthia and the silver sea below, Casa Condriada is a contemporary ode to Greek living: respectful of tradition, but imbued with an almost levitational airiness and lightness of touch. This is particularly true as the gentle rays of the setting sun bathe the terraces, the pool and the interiors in a sepia-tinted hue of dreamlike tranquillity.





PRICES, AVAILABILITY AND BOOKING →

Service

Features

Superlative sea views
Enchanting sunsets
Beautiful pool
Airy, spacious interiors
Wrap-around terraces
A 10-minute walk to tavernas and bars

Nearby

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ABOUT THE VILLA

10 GUESTS 5 BEDROOMS 5 BATHROOMS

Inside: accommodation at Casa Condriada is laid out over three floors and an externally accessed guest bedroom.

The main entrance leads into the middle floor, which is home to a serenely airy, generously proportioned open-concept space that is the social hub of the house. White walls, sandy-hued stone floors, double-height ceilings topped by pale wood beams, and four wide pairs of French doors combine to create an inspiringly luminous atmosphere. Spellbinding, long-range views of the sea flood in, and access to the surrounding terraces is fluid and natural. An aura of well-being pervades the space, gently underscored by the presence of artisanal, timelessly Hellenic products crafted by *10 AM apotheke*. All these elements, both architectural and aesthetic are reiterated throughout the property, creating a pleasing homogeneity of style.

To one side of this hub, running along an entire wall, is a huge, L-shaped built-in sofa replete with soft, sink-in cushions. Passing a grand fireplace, one comes to the kitchen-diner, which features a beautifully restored, traditional country table, a well-equipped, bespoke kitchen comprising a continual flow of sandy-white terrazzo countertops interjected by cabinetry in warm, golden-honey wood.

Opposite the fireplace, a flight of stairs leads down to the lower level's bright hallway, off which are three bedrooms:

• a double with views over the village and the sea, a pair of in-room sinks, French windows open out onto a shared terrace running in front of the thouse, and a luxurious en-suite shower room clad in marble (a feature of all the bathrooms)
• a double-aspect double with more of those sea and village views, an en-suite shower room, and access to the shared terrace running in front of the house
• a third double with en-suite shower room and access to a light-well patio (without views)

The lower floor is also home to the externally accessed guest room, which comprises a centrally positioned double bed with sea and village views, a little kitchen corner, a large in-room sink, an en-suite wet room with a sculptural , free-standing marble bath topped by a rainfall shower, and access to the shared terrace running along the façade of the lower floor.

Accommodation at Casa Condriada is complete by a partially screened, under-the-eaves mezzanine level above the open-concept communal space. Accessed via an open staircase from near the main entrance, it houses a twin bedroom, an open wet room and an en-suite bathroom with sink and WC.

Outside: al fresco life at Casa Condriada plays out on a large, flowing expanse of terrace that wraps around, and is accessed from, two sides of the middle floor. Immediately outside the living area is an irresistible dining area with a large table and chairs, well-cushioned, in-built seating and a kitchen area with barbecue, sink and workspace. 180-degree views take in the village below and a swathe of the shimmering Ionian Sea. Facing westwards, this spot comes into its own as the sun beings its descent, fiery oranges, plush pinks and ruby reds painting the skies. Although the tavernas in the village are within easy walking distance, Casa Condriada's dining table offers the best seat in town.

Moving towards the side of the house, passing a panoramic vantage point outside the kitchen, is the splendid azure pool, which is flanked by quality sun loungers and framed by perfect stone walls and the hillside rising above.

The hallway on the lower level opens out onto a serene, covered terrace with an arch that looks out to sea. This is a quiet, secluded space, an alternative for those who wish to read a book or simply gaze out to sea.

CONSIDERATIONS

Due to the nature of the property including terraces low walls and several drops around the grounds, children should be supervised when exploring the property.

Please note that the stairs do not have handrails.

The number of steps that must be negotiated to get into and/or around this property might make it unsuitable for people with mobility problems.

Music from the popular bars in the nearby village can sometimes be heard in the villa's outdoor areas, especially in the summer months.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	10
Bedrooms	5
Double beds	4
Twin beds	1
Bathrooms	5
... of which en suite	5
Pool	12.6x3.5m
Walking distance to	✓

The pool has a single depth of 1.5m.

Please note that due to the risk of wildfires, the use of fire pits and barbecues is restricted when the weather is windy or temperatures are high. This is particularly common in July and August. More information will be provided in your House Guide and via your local specialist.

restaurant(s) [2]	
Outdoor dining area	✓
Breakfast (incl. ingredients)	✓
Daily maid service	✓
Barbecue	✓
Gym equipment	✓
Private parking	✓
Air conditioning	✓
Optional cook [1]	–
Starlink High-Speed Wi-Fi	✓
Fireplace	✓
Smart TV	✓
Bluetooth speakers	✓
Hairdryer	✓
Iron	✓
Washing machine	✓
Dishwasher	✓
Safe	✓

[1] the cook can provide breakfasts, lunches and dinners on request and depending on availability

[2] Exanthia, which has a few tavernas, a popular lounge bar, a café and a bakery is a 10-minute walk

✓ = yes/present

– = optional/on request

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Casa Condriada is situated in the western hills of **Lefkada**, just a few minutes' walk from the village of Exanthia, whose tavernas, bars and cafés come alive in the summer months. A short drive down below, passing through the village of Kalimitsi, is a series of idyllic **beaches**, including those of Kathisma, Megali Petra, Avali and Pefkoulia.

A 30-minute drive to the north will take you to the island's capital, **Lefkada Town**, which has a vibrant buzz about it in the summer, thanks to its host of restaurants, bars, shops and its marina.

The area around Casa Condriada is also ideal for walking, as is most of the island's interior: with mountains rising to over 1,100m, there is some truly beautiful scenery and a scattering of unspoiled villages where the way of life remains profoundly connected to the island's ancient traditions and customs.

Lefkada measures 35km from its northern tip to the dramatic white cliffs of Cape Lefkatas in the south and just 15km from east to west. This being the case, it is relatively easy to explore in a week (if you can pull yourselves away from the views and pool of the villa!). At its northern point the island is connected to mainland Greece by a floating bridge and, via frequent ferry services from the ports of Nidri and Vasiliki, to several of the other islands of the Ionian archipelago (including nearby **Meganissi**), making it eminently possible to travel further afield.

PRICES, AVAILABILITY AND BOOKING →

Distances

Aktion/Preveza airport: 41km-26miles-55mins

Nearest tavernas, shops and amenities: in Exanthia - 10mins walk to tavernas, a café, a bar and a bakery; or in Kalamitsi - 6.7km-4.2miles-13mins

Nearest beaches: Kathisma - 11.5km-7.1miles-20mins; Megali Petra - 10.7km-6.6miles-25mins; Avali - 11.2km-7miles-25mins; Pefkoulia - 15km-9.4miles-30mins

Lefkada Town: 21.5km-13.5miles-30mins





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GALLERY
















































