KALAMITSI, LEFKADA

THINK EXQUISITE

MADRETERRA

Cocooned in the vibrantly verdant, pine-aromatic woods of Lefkada's northwest coast, and yet just a couple of minutes' stroll from the irresistible azure waters of the Ionian Sea below, Madreterra has few rivals when it comes to location. This magnificence is matched by the property's generously proportioned interiors, and by its extensive, hedonistically equipped wrap-around terraces.





PRICES, AVAILABILITY AND BOOKING →

Service

Daily maid service and mid-week linen change

Features

Bewitching sea and mountain views
Superb infinity pool, spa room and gym
Short walk to a beach, bar and taverna

Nearby

Miles of glorious beaches
Kalamitsi
Lefkada Town

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ABOUT THE VILLA

12 GUESTS 6 BEDROOMS 7 BATHROOMS

Inside: accommodation at Madreterra is spread over three floors. The main entrance takes one into a fabulously voluminous open-concept communal area, comprising a spacious living room, with large sofas gathered around a decorative fireplace, a beautiful bespoke half-wood, half-polished concrete dining table, and a stunning kitchen with top-spec appliances, a central island-table and hand-crafted wooden cabinets that merge with polished concrete work surfaces. The generous splendour of this airy, bright space, the high wood-beamed ceilings, and the quality of the fixtures, fittings, furnishings and flooring, set the tone for the rest of the property, while banks of French windows open out onto the surrounding terraces, guaranteeing a seamless indoor-outdoor lifestyle.

An archway between the dining table and the kitchen area leads to a hallway, at the end of which is the first bedroom, a lovely double with en-suite shower room and access to the outdoor areas. Stairs in the hallway lead up and down to more bedrooms.

On the first floor are three bedrooms, two doubles and a double-twin. Both the spacious doubles have superb shaded sea-view balconies, four-poster beds and luxurious en-suite shower rooms. The smaller double-twin also has its own en-suite shower room and sea views.

Back in the hallway on the ground floor, stairs lead down to the lower ground floor, which is home to two more double bedrooms, a smaller one with en-suite shower room, and a larger one with en-suite shower room and access to the surrounding terraces. Between them is a spa room with Jacuzzi, hydromassage/steam room, a gym and a shower room. The lower ground floor also accommodates a laundry room and a guest WC.

Outside: al fresco life at Madreterra revolves around the large sea-facing terraces that fan out in front of the property. Accessed from all the ground floor rooms, these terraces incorporate a shady outdoor kitchen area with barbecue and sink, a large covered dining and sitting area, and a fabulously

curvaceous infinity pool with beach effect shallow end.

Views take in not only the alluring azure waters of the Ionian Sea, but also the green, tree-carpeted hills that descend to the beach below – just a short stroll from Madreterra.

CONSIDERATIONS

Madreterra features a fantastic infinity pool, offering swimmers stunning views while in the pool. There is a drop off the infinity side so we recommend children are supervised at all times. Please refer to our **general safety** page if you would like more information about infinity pools.

Due to the nature of the property including terraces low walls and several drops around the grounds, children must be supervised at all times.

Parts of the route to this property include some quite steep twists and turns and/or narrow stretches of road. We recommend guests rent smaller car models rather than large people carriers or mini vans.

Because of natural changes to the coastline from season to season, the sandy beach in front of this property may not look as it does in the photos.

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.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	12
Bedrooms	6
Double beds	5
Flexible (double or twin)	1
Bathrooms	7
... of which en suite	6
Infinity pool [2]	13x5.6m
Walkable to beach/sea [4]	✓
Sea views	✓
Hot tub	✓
Walking distance to restaurant(s) [4]	✓
Outdoor kitchen	✓
Daily maid service	✓
Barbecue	✓
Gym equipment	✓
Private parking	✓
Starlink High-Speed Wi-Fi	✓
Optional cook [1]	–
Air conditioning	✓
Heating	✓
Satellite TV [3]	✓
Stereo	✓
Hairdryer	✓
Iron	✓
Tumble dryer	✓
Washing machine	✓
Dishwasher	✓
Safe	✓

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

depending on availability

[2] measurements approximate, due to the pool's shape

[3] basic package of free channels

[4] Avali beach below the house is a 350m walk. There is a café serving breakfasts, lunches and snacks. A little further on along the beach, there are two small cafés offering refreshments and a few sunbeds and umbrellas. These facilities are usually open from May until the end of September

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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THINK ABOUT

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MADRETERRA

EXPLORING THE LOCAL AREA

Madreterra is situated on the west coast of **Lefkada**, just below the village of Kalimitsi and a few kilometres south of Agios Nikitas, both of which have a few shops and some good tavernas.

A couple of minutes' stroll below Madreterra is a long stretch of wonderful beach, which runs north and south to join up with the beaches of Kathisma and Megali Petra respectively. There are a couple of bars serving snacks and refreshments along the beach below the property. A selection of other **beaches** can be reached within a 15-minute drive, while a 40-minute drive to the north will take you to the 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 Madreterra is also ideal for walking as is most of the island's interior: with mountains rising to over 1100m, 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: 36km-22-miles-45mins

Nearest tavernas and shops: in Kalamitsi - 5km-3miles-10mins or in Agios Nikitas - 11km-7miles-25mins

Nearest beaches: right below the villa, Avali beach - 350metres

Lefkada Town: 23km-15miles-40mins





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GALLERY





















































