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[2006] **Paleokatouna Serenity & Grace**

Price: 825.000€

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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, peace settles over you as the surrounding landscape embraces the home in an atmosphere of serenity and effortless beauty.

Comprehensively renovated, back to its concrete shell, and redesigned to combine modern comfort with timeless elegance. High-quality finishes, Italian tiles, new windows, underfloor heating, integrated cooling, and a new solar hot water system ensure year-round comfort. At the same time, the overall design reflects understated sophistication and enduring style.

The residence spans 197m² across two levels and features 3 bedrooms, 3 full baths with shower only, and a WC. Defined by a soothing neutral palette and abundant natural light, the interiors evoke a sense of grace and relaxation throughout. The main dwelling measures 147m² with an internal wooden staircase connecting the entrance level with the upper level. At the heart of the home, an open-plan living area flows seamlessly between the indoor and outdoor spaces, framing breathtaking sea views and creating an inviting setting for both quiet moments and entertaining. The two spacious en-suite bedrooms are each conceived as a tranquil private retreat. A generous walk-in wardrobe further enhances the master suite, adding practicality and luxury to the space. Complementing the main dwelling is a separate 31m² guest studio apartment complete with a living room, kitchen, bedroom and bathroom, providing ideal accommodation for guests, extended family, or potential rental opportunities.

A beautiful veranda extends along the entire façade of the first floor, providing 180-degree views and 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 in which to enjoy the peaceful rhythm of island life.

The generous outdoor space offers ample room for the addition of a terrace with a swimming pool, as well as beautifully landscaped garden areas, allowing future owners to further enhance this remarkable property and make it their own. Additional features include a separate laundry room and storage room.

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.