



Tel.: +30 2645023789, +30 6981069338 - Email: info@lefkas-landbroker.com

[2021] Katouna Heritage

Price: 550.000€

A beautifully preserved 100-year-old village home full of character and charm. Tucked away in the lush surroundings of Katouna, this rare century-old stone residence is a secluded sanctuary where nature, tradition, and thoughtful design come together in quiet harmony. Reached via a gentle, meandering footpath through woodland from the village square—where the local kafeneion and traditional taverna still mark the rhythm of daily life—the property feels both connected and ...



☆ Some furniture and appliances included



435m²



110m²



3



2 + outdoor shower



Open Plan



Open Plan



1900 Renovated



✓



✓



✓



✓



✓



✓



✓



Forthcoming



A beautifully preserved 100-year-old village home full of character and charm

Tucked away in the lush surroundings of Katouna, this rare century-old stone residence is a secluded sanctuary where nature, tradition, and thoughtful design come together in quiet harmony. Reached via a gentle, meandering footpath through woodland from the village square—where the local kafeneion and traditional taverna still mark the rhythm of daily life—the property feels both connected and completely private.

Carefully restored and curated, the home preserves its authentic character while introducing subtle, refined interventions. Exposed wooden beams, wood floors, stone textures, and custom-made furnishings create a dialogue between old and new, with each detail chosen to enhance rather than overshadow the original structure.

The upper level hosts three bedrooms and a bathroom with a walk-in shower. Light filters softly through the space, enhanced by airy fabrics, gentle tones, and an overall sense of calm. Natural light defines the atmosphere here, giving each room an easy, flowing rhythm. On the ground floor, an open-plan living area features a fireplace and wood burner, framed by exposed beams and stone flooring. Warm wood finishes are balanced with carefully placed accents of colour, creating a space that feels grounded yet expressive—inviting both quiet evenings and shared gatherings.

Outside, the landscape becomes part of the architecture. A swimming pool—an exceptional feature in this authentic part of the village—sits among age-old trees and sculptural stone formations. Shaded seating areas, a romantic gazebo with a sea view, and multiple outdoor dining and lounging spaces invite long, unhurried days under the Ionian sun. An outdoor shower, seamlessly integrated into the natural stone setting, completes this private open-air retreat.

A place where time slows, textures deepen, and life settles into a more thoughtful pace!