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[2065] **Katouna Village Oasis**



Price: 260.000€

An authentic Lefkadian home, nestled in the heart of the village, with a delightful private garden.
Nestled in the heart of a picturesque village in Lefkada, just a short stroll from the lively village square, with its traditional *kafeneio* and authentic Greek taverna, this charming property offers a unique opportunity to experience the timeless beauty of traditional Greek village life.

Set on a plot of 111 sqm, the house extends over three levels, offer...

	111m²	107m²	1 + 1 possible	2	√
√	√	√	√	√	√
1.460m	Forthcoming				







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Set on a plot of 111 sqm, the house extends over three levels, offering approximately 107 sqm of total living space, where traditional character and cosy living come together beautifully.

The main living accommodation is arranged across the first and second floors. The first floor welcomes you into a warm and inviting open-plan living, kitchen and dining area, featuring a fireplace, beautiful wooden elements and exposed wooden ceiling beams that create an atmosphere of rustic charm and authenticity. A bathroom is also conveniently located on this level.

An internal staircase leads to the second floor, where an open-plan bedroom area provides a peaceful and intimate retreat. Equipped with air conditioning, this space enjoys access to a lovely balcony with a sitting area, offering beautiful open views across the village and a glimpse of the sea in the distance.

On the ground floor, the property benefits from an independent space of approximately 25 sqm, complete with a small storage room and a WC. Offering excellent flexibility, this area could be adapted to suit a variety of needs, whether as a guest space, creative studio, home office or additional accommodation.

Outside, a charming garden and sitting area provide the perfect setting to relax, enjoy the tranquillity and embrace the slower rhythm of village life. Surrounded by greenery and natural vegetation, the outdoor space offers a lovely sense of privacy and seclusion.

With its traditional architectural features, wooden details and nostalgic atmosphere, the property beautifully reflects the character of old Lefkadian houses, bringing a genuine sense of the past into everyday living.

A home full of character and authenticity, ideal for those seeking a peaceful retreat, a holiday home or a charming residence immersed in the traditional atmosphere of a Greek village**.**