Vineyard Estate in Northeast Corfu

Reference: #NEBARB63



This extremely unique property can only be described as one of kind, not only for Corfu, but throughout the whole of Greece. A stunning estate comprising a main villa, guest house, and private pool - all set within the most amazing grounds and gardens (33,000 sqm) with an exceptional variety of plants and trees as well as vineyards with certified French imported Merlot and Chardonnay vines. Add in stunning sea, mountain and coastal views, and you have a property that is perfect for your permanent residence or second home on the island.

Information

Price: 8.000.000 €

Location: North East

Category: Villas / Houses

Description

With a hill top position on the North East coast, this stunning property has a wonderful location. With 33,000 sqm of land, it offers total privacy yet is no more than a 5-minute drive from amenities and Barbati Beach and Corfu Town and the airport less than a 25-minute drive away. Its elevated position also ensures some wonderful views of both mountains and the sea, with coastal views towards Corfu town.
The Estate's grounds and gardens are simply stunning, and words could never describe how unique and wonderful they are. A main gate gives you access to its exceptional plot of 33,000 sqm that has driveways and pathways that separate the landscaped areas. There is a vineyard comprising 1,200 Merlot and 1,200 Chardonnay vines – all imported from France and fully certified. The variety of trees is astonishing – over 120 olive trees, plane trees, cypresses, pines, mulberries, almonds, figs, lemons, and apricots. The gardens around the main villa and pool area are laid to lawn and there is a separate fully organised bio-vegetable garden, as well as a 100sqm pond.

External living here can only be described as exceptional – seating and dining areas all surrounded by the wonderful trees, flowers, and fragrant shrubs such as lavender and rosemary. In an area slightly away from the main villa, and next to the vines, we find a 132 sqm pool with jacuzzi. There are changing rooms with a WC, shower facilities and storage. Two pergolas offer delightful sitting and dining spaces and there is an external kitchen next to the pool.

With a Provençal/country style design that also incorporates Corfiot traditional elements, this property offers you a spacious main villa of 673 sqm that is spread over 3 levels. The main entrance on the ground floor level leads into a long entrance hallway. This level houses an extremely spacious living room with a fireplace and high exposed wooden beamed ceilings. There is a study/library, a fully equipped fitted kitchen and a dining room. Above the dining area a mezzanine houses a TV room. There is a bedroom with ensuite bathroom on this level, a guest WC, and a wonderful conservatory. All the main rooms have access to the gardens as well as either a large covered front veranda or side verandas.

A state-of-the-art handmade wooden staircase gives access the 1st floor where there are 2 master bedrooms, each with its own dressing room, kitchenette, ensuite bathroom and access to large verandas.

On the lower level/basement level there is a cinema room, library, laundry, general storage areas as well as linen and food storage. There are staff quarters – a bedroom and bathroom, and this level is also where the engine rooms, cellar and garage are located.

The separate guest house 56 sqm with its own terraces and garden areas comprises a kitchen, sitting room and two ensuite bedrooms.

The residences are stone built with 80cm thick walls, insulated with sheep hair and Tufo. The roof has been constructed using cypress wood and traditional old tiles, and certified energy efficient HAUFEN windows used throughout. There are reclaimed wooden floors on the first floor, distressed oak flooring on the ground floor as well as old, reclaimed brickwork in various areas such as external kitchen, the conservatory and parts of the lower level. The kitchen has stone flooring and there is volcanic Tufo flooring on the covered veranda. Outside, the pergolas, railings and gates have been constructed using handmade traditional Corfiot iron works and the external lighting is made from traditional cast iron.

Other property features are numerous but include central heating and cooling via 2 heat pumps with an additional heat pump for the guest house, underfloor heating, fan coils, water softener UV for house use. Apart from the mains water supply there are 2 water tanks of 200 cubic meters with a drill for water - 4.000 litres/hr and in addition to the mains electricity supply, there is a further power generator.

There is an automatic irrigation system in place for 5 zones, including the vines, extensive external lighting throughout, solars for hot water, a Smart Home KNX System for both in and outdoors, a Building Management System, a Fire safety system for inside and out, a state-of-the-art alarm system and Wi-Fi throughout the estate.

Characteristics

Building size: 729m2

Land size: 33000m2

Interior

Bedrooms: 5

Bathrooms: 7

Heating: Underfloor Heating Via Heatpump

Cooling: Central Cooling Via Heatpump

Exterior

Parking: Garage And Large Outdoor Parking Area

Pool: Private Pool 17.5m X 7.5m

View: Stunning Panoramic View Of The Sea ,coast And Mountain

Photo gallery

















Notes

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