Property ID P3503

Ideal detached vacation home, large balcony, unobstructed sea view, 500 m from the beach in Salanti!



21300 Salanti - Kranidi

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	21300
City	Salanti - Kranidi
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 78 m^2
Usable area	approx. 210 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Plot size	approx. 2.000 m^2
Purchase price	290.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2000
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Parking spaces	2 Garages
Balcony	Yes
Beach	0,50
Village	6
Town	25
Einkaufsmöglichkeit	6 km
Gastronomy	6 km
Krankenhaus	60 km
Airport	170 km
Pets	No

Location

The location is ideal for those seeking tranquillity and natural beauty and offers an excellent opportunity for relaxed living close to the sea.

Salanti is known for its stunning beach with clear waters and a sandy beach that is perfect for swimming, sunbathing and water sports.

The house is located in a quiet area with mild residential development, away from the noise of the city, but still close to all necessary services and amenities.

There are local stores, restaurants and cafés nearby (6 km), so all your daily needs will be met. The proximity to the beach, combined with the privacy and tranquility of the plot, makes this property a unique opportunity for investment or personal use.

The area is particularly popular with nature lovers and offers many opportunities for hiking and exploring the surrounding hills and trails.
A notable landmark is the prehistoric Franchthi Cave, where a settlement dating back to the Bronze Age and the third millennium BC has been discovered. Some of the most important prehistoric finds in Greece have been found in this cave.

The area offers excellent opportunities for sailing, gourmet experiences and cultural events (and golf in the future), making it ideal for those seeking a combination of luxury and tradition.

Approximate distances from the residence: - 700 m from the beach - 6 km from the picturesque village of Didyma - 18 km from the center of Kranidi with stores, a health center and banks - 25 km from beautiful Ermioni - 25 km from cosmopolitan Porto Heli - 200 km from Athens International Airport.

Property description

With a beautiful view of the sea and less than 500 meters from the beautiful beach of Salanti is a detached house with a total area (living space of approx. 210 m^2, on a fenced plot of approx. 2,000 m^2.

The very well-kept detached house was built in 2000 in solid construction.
The house was built by a German couple (husband Dipl.-Ing.) who are still the owners today.
owners, with the help of local companies according to their own plans.
built.
The graduate engineer made sure from the planning phase onwards that German quality standards
quality standards were adhered to. For example, the Nolte
kitchen, Siemens electrical material as well as windows and doors from Germany.
were procured from Germany.

The basement and the platform are concreted throughout. The upper floor is brick-built, reinforced with a solid continuous concrete ring beam, and the floor and tiled roof are insulated. Central heating was planned and heating pipes have been partially laid. However, it was not installed as the owners were never on site in winter and
the electric convectors were sufficient.
However, central heating or air conditioning could easily be retrofitted
retrofitted, as the connections have been prepared.

The living area on the upper floor is open-plan:

Living - dining - cooking as an open space, the bathroom with bathtub, 2 bedrooms are available on this floor.
Special mention should be made of the spacious, oversized balcony which can serve as an essential living space from April to November and is a highlight of the house due to its large size and the outstanding and unobstructed sea view.

The lowest level with approx. 109 m^2 currently serves as a usable area and parking area. This includes the water cistern with approx. 13.3 m^2 of floor space. This level could possibly be redesigned to create walled, upgraded hobby rooms.

Equipment/Features

- Large balcony
- Garden
- Fencing
- Storage room / storeroom on the lower level.
- Excellent views
- Fencing
- Double glazing
- Ideal as a holiday home
- Unobstructed views to the sea
- Access from the service road
- Tiles
- Good condition
-PRIVATE HOUSE

Other data

FOR THE REDESIGN OR APPROVAL OF UTILITY ROOMS ON THE LOWER LEVEL, WE ARE AT YOUR DISPOSAL FOR FORWARDING TO ENGINEERS AND CONSTRUCTION COMPANIES !

Access to the house is via two unpaved municipal roads with a width of 6 and 2.5 meters respectively.

Distances:
Athens approx. 150 km
Patras approx. 230 km
Epidaurus approx. 40 km
Porto Heli approx. 25 km



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