Property ID I3512

Unique luxury villa with 2 separate living areas and spectacular views of the sea and islands



31100 Lefkada - Ellomeno

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada - Ellomeno
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 415 m^2
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	7
Plot size	approx. 1.000 m^2
Purchase price	2.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2009
Condition	Sehr gut
Combustion	Gas
Heating type	Autonomous heating
Number of floors	3
Elevator	No lift
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Beach	1
Town	13
Airport	23 km
Available from (text)	by arrangement
Pets	by arrangement

Location

The imposing villa is an exclusive retreat nestled in the hills above Nydri on the beautiful Ionian island of Lefkada. Its location offers breathtaking panoramic views of the islands of Skorpios and Meganissi.

The villa is only 13 km from the center of Lefkada, 1.4 km from Nydri beach and 23 km from Aktion airport.
Ideal as a permanent or vacation home, but also as an investment property for tourist rental.

Property description

AREA - LEFKADA, NYDRI, RACHI:
Unique villa 417 sq.m. on a plot of 1,000 sq.m. with uninterrupted sea views.
The property consists of the villa 269 sqm, the first floor apartment 102 sqm, the separate newly built maisonette 46 sqm.
It also has many internal storage rooms of 74 sqm. as well as additional external storage areas.
The villa has a solar water heater, photovoltaic and autonomous gas heating.

BEDROOMS:
Bedroom 1 - the largest room, with en-suite bathroom and mountain views
Bedroom 2 - double beds, ensuite bathroom, stunning sea views
Bedroom 3 - double beds, en-suite bathroom, sea/mountain views
Bedroom 4 - single beds, with en-suite bathroom, mountain view.

BATHROOM:
Private bathroom in bedroom 1 - bath, shower, WC
Private bathroom in bedroom 2 - shower, WC
Private bathroom in bedroom 3 - shower, WC
Private bathroom in bedroom 4 - shower, WC
Bathroom on the first floor - WC and washbasin.

KITCHEN:
Very large, fully equipped kitchen with cooking island, views of the pool and easy access to a dining table on the terrace.
LIVING ROOM:
With fireplace and magnificent views of the sea.

OUTSIDE:
Private pool 45 sqm. located on a 200 sqm terrace with built-in barbecue and shaded dining area.
From the terrace, a staircase leads to a very private garden with jacuzzi
Many stone terraces with flower beds in all corners and a fire table.
Beautifully landscaped gardens with fragrant flowers, fruit trees and palm trees
Large fenced parking lot with lush gardens.

HAMMOCK TOWER:
On the second floor is a Moroccan hammock tower, ideal for reading, listening to the SONOS music system and enjoying that all-important siesta, with uninterrupted 360-degree views of the sea and mountains.

Equipment/Features

- Distance from the sea (m): 1000
- Playroom
- camp
- veranda
- Corner
- bright and airy
- Plot area: 1000 square meters
- Internal staircase
- Solar water heater
-Sea view
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- Swimming pool
- Security door
- Orientation: Southwest
- Access from: Asphalt
- Facade orientation
- Insect screen
- Awnings
- Chimney
- Glazing types: Double insulating glazing
- Floor type: Tiles

Other data

FIRST FLOOR APARTMENT:
The apartment has been designed and furnished in the same classic style and elegance as the villa and offers additional living space.
Access is via the lower garden level of the villa where there is a private paved terrace where you can enjoy your morning coffee in the garden.
Consists of:
A spacious bedroom with en-suite bathroom, a living room, a dining room, an internal staircase leading to the main villa and a modern fitted kitchen.

MAISON HOUSE:
The maisonette is newly built and 46 square meters. two levels with living room, kitchen, bedroom, bathroom.
OUTSIDE:
The spacious terrace with built-in barbecue next to the large pool is a great spot and the shaded outdoor dining area provides the perfect setting for al fresco dining.
The beautifully landscaped terraces and gardens invite you to relax.
The garden and hot tub offer views of the high mountains.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

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