

Property ID I3537

**Sold! Stunning natural stone villa with a garden and pool right on the beach! Panoramic views near Syvota.**



**46100 Syvota**



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 46100                                       |
| <b>City</b>                                | Syvota                                      |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Ionisches Meer                              |
| <b>Living area</b>                         | approx. 127 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 5                                           |
| <b>Number of bedrooms</b>                  | 3                                           |
| <b>Number of bathrooms</b>                 | 3                                           |
| <b>Plot size</b>                           | approx. 1.000 m <sup>2</sup>                |
| <b>Number of sep. toilets</b>              | 1                                           |
| <b>Purchase price</b>                      | 1.300.000,00 €                              |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2014                                        |
| <b>Condition</b>                           | As good as new                              |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Central heating system                      |
| <b>Number of floors</b>                    | 3                                           |
| <b>Parking spaces</b>                      | 1 Private parking space                     |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |

### Location

This as-new villa is situated in a privileged coastal location near Syvota in Thesprotia, with magnificent views of the greenery and the bay.

Distance to the sea : 50 m.

Accessible via Corfu or Preveza airport and ferry crossing to Igoumenitsa. The large international airport of Thessaloniki (approx. 3 hours by car via the highway). Igoumenitsa ferry port (connection to Ancona, Trieste, Venice & Bari).

### Property description

A natural stone villa in mint condition and architecturally worth seeing is enthroned on a hill with stunning views of the coast, the sea and the mainland opposite.

The landscaped plot is 1,000 square meters in size, it is completely surrounded by a natural stone wall and has fully landscaped natural stone terraces and paths!

There are lawns, olive trees, palm trees, ornamental trees, flowers and plants beautifully landscaped.

Beautiful outdoor pool with spacious sunbathing and seating areas.

The living area is 150sqm, realized on 3 levels.

The villa was built in 2016 and is in mint condition.

It has 3 bedrooms, 4 bathrooms, 2 living rooms with fireplace, 2 fully equipped kitchens, large balconies with stainless steel railings and views of the endless blue and Bella Vraka beach. A balcony with a wonderful wooden beamed roof.

The pool is equipped with bar and barbecue and a very nice outdoor stone area with flowers and parking.

High quality tiled and parquet floors, oil central heating, air conditioning, double glazed aluminum windows, 1 parking space, security door.

## Equipment/Features

Storeroom

Distance from the sea : 50 m

veranda

Corner

Airy

Double glazing

Plot area: 1000 square meters

Pets welcome

Solar water heater

panoramic view

garden

air conditioning

Frame: Aluminum

Swimming pool

Security door

Orientation: South

Access from: Asphalt

Facade

Screens

Attic

Fireplace

Floor type: Tile

Light

## Other data

A wonderful villa in a breathtaking coastal region.



**Your contact person**

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