

Property ID I3546

Newly built villa on a spacious plot with pool and surprising views of the Ionian Sea.



31100 Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 130 m ²
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 9.423 m ²
Purchase price	900.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2022
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Balcony	Yes
Terrace	Yes
Beach	5,50
Village	3
Einkaufsmöglichkeit	3 km
Gastronomy	3 km

Location

A wonderful offer of a magnificent villa in a breathtaking coastal region.

The harbor of Sivota, where many yachts dock in high season, is one of the most cosmopolitan places in the village. It is also the perfect place for a romantic sunset stroll! The picturesque harbor is lined with restaurants, cafés and bars where you can enjoy a drink or a meal by the sea. Close to the harbor you will find a selection of amenities such as stores, supermarkets, bakeries, souvenir stores and an ATM.

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

LEFKADA

An imposing villa of 130 sqm on a spacious plot of 9,423 sqm. with breathtaking views of the Ionian Sea and the surrounding mountains.

The villa was newly built in 2022, is decorated in beautiful and modern colors and is spread over 2 levels with attic.

The property consists of three bedrooms, two bathrooms, an eat-in kitchen and has terraces with sea views.

Outside there is a private garden with beautiful trees and plants, a swimming pool, a barbecue area with dining area and a convenient parking space.

The property is only 550 m. from the nearby beaches and only 3 km. from the café bars and restaurants in the area.

There is the possibility of additional construction for three more villas on the plot. It is recommended as a summer residence, but also as an investment property

Equipment/Features

- Distance from the sea (m): 550
- Playroom
- camp
- terrace
- Corner
- bright and airy
- Satellite dish
- Plot area: 9423 sqm
- Internal staircase
- Solar water heater
- Sea view
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- Swimming pool
- Security door
- Orientation: Southeast
- Access from: Asphalt
- Facade orientation
- Penthouse
- Insect screen
- Attic
- Glazing types: Double insulating glazing
- Floor type: Tiles



Other data

The villa is furnished and fully equipped.



Your contact person

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