

Property ID P3547

## Modern newly built villa of high construction quality directly on the sea / beach of Xiropigado



22001 Xiropigado -Voria Kynouria

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	22001
<b>City</b>	Xiropigado -Voria Kynouria
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 200 m <sup>2</sup>
<b>Usable area</b>	approx. 200 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Purchase price</b>	820.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2023
<b>Condition</b>	As good as new
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Parking spaces</b>	2 Parking spaces in a parking garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,02
<b>Village</b>	0,10
<b>Town</b>	6
<b>Airport</b>	175 km

### Location

Xiropigado is a village in the prefecture of Arcadia, which belongs to the municipality of North Kynouria.

It has a population of 353 inhabitants. It is an old fishing village in Kynouria, which has experienced a steep development in tourism in recent years.

The property is located 100 meters from the settlement, 6 km from the town of Kiverio and 175 km from the airport.

Suitable for both permanent and vacation residence

## Property description

Just 20 meters from the beach of the Xiropigado development, on its own exclusive plot of 250 m<sup>2</sup>, stands this independent, luxurious detached house on three (3) levels with a total area of 200 m<sup>2</sup>.

It is a house with modern elements that combine stone, cement, glass and clean large surfaces.

The 1st level consists of a room of 26 sqm. with its own bathroom, which can become a separate guest house with closet, 1 WC and a storage room.

The 2nd level has a single kitchen-dining area, with 4 steps in a different layout is the 30 square meter living room with the energy fireplace, direct access to the pool with large openings to the sea and the garden.

On the 3rd level we find the master bedroom with en suite bathroom and terrace, two comfortable bedrooms with terraces and a bathroom.

The surroundings will be completely landscaped, there will be a parking lot to the west and a garden to the northeast.

The construction will be particularly careful, autonomous heating with heat and cooling pump "Fan Coil", solar water heater, aluminum frames with double thermo-switchable glass and cameras, alarm, radar and traps have been installed on the frames and doors, satellite antenna.

The main feature of the property is its brightness, privacy, unobstructed views of the sea and access to the beach just a few steps away.

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## Equipment/Features

- New building
- Within the development
- Sea view
- Fireplace
- Swimming pool
- Balcony
- Garden
- Storage
- security door
- alarm system
- Solar water heater
- Boiler
- Double insulated glazing
- Internal staircase



- Lawn
- corner
- Holiday home
- View of the mountains
- Asphalt driveway
- Bright and airy
- Facade orientation
- Parquet floors
- Tiles
- aluminum window frames



**Your contact person**

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