

Property ID P3586

Modern and bright villa near Porto Heli, with direct access to the sea at 70 meters.



21300 Kranidi -Porto Cheli, 650838 229263



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Detached house                              |
| <b>Postcode</b>                            | 21300                                       |
| <b>City</b>                                | Kranidi -Porto Cheli                        |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Peloponnes                                  |
| <b>Living area</b>                         | approx. 136 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 4                                           |
| <b>Number of bedrooms</b>                  | 3                                           |
| <b>Number of bathrooms</b>                 | 2                                           |
| <b>Plot size</b>                           | approx. 600 m <sup>2</sup>                  |
| <b>Purchase price</b>                      | 550.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2012                                        |
| <b>Condition</b>                           | As good as new                              |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Central heating system                      |
| <b>Number of floors</b>                    | 2                                           |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |

### Location

At a distance of approx. 70 meters from the sea coast, lies this well-kept detached house with wonderful sea views.

A wonderful sheltered bay lies directly in front of the property.

### Property description

The as-new property is located approx. 70 meters from the sea in a beautiful area near Porto Heli

The first floor of approx. 86 m<sup>2</sup> has 3 bedrooms with 2 bathrooms and large windows with direct access to the garden. The 1st floor of approx. 50 m<sup>2</sup> comprises an open plan living/dining area and fitted kitchen, a spacious loggia with wonderful sea views.

The garden perimeter is surrounded by traditional architecture with a stone wall. 3 available outdoor parking spaces with pergola and direct vehicle access to the parking lot.

The distance from the nearest port is about 5 minutes from the marina 5 minutes, and to Athens airport about 200 km and to Athens 180 km.



### **Equipment/Features**

Single-family house in mint condition on a real divided plot.

The own usable property has a plot area of approx. 600 m<sup>2</sup>.

- Internet
- storage area
- air conditioning
- high-quality tiled floor coverings
- Double glazed aluminum windows



**Your contact person**

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