

Property ID N3632

Luxurious furnished villa very close to the beach with pool and impressive sea views!



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. 200 m ²
Usable area	approx. 258 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	4
Plot size	approx. 1.000 m ²
Purchase price	1.200.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2015
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,05

Location

This impressive villa is located 30 meters from the beach of Agios Ioannis, 2 minutes. Drive away the town of Lefkada. Agios Nikitas (9 km) and the famous Kathisma beach (12 km) are also within walking distance.

The magnificent location will leave you with the best impressions of your vacation in Lefkada, with breathtaking blue sea, luxury and relaxation.

Property description

LEFKADA area Agios Ioannis

Luxurious furnished villa 200 sqm. 3 levels on a plot of 1.000 sqm. and a distance of 50m. from the beach of Agios Ioannis Lefkada.

It consists of 3 large bedrooms, a fully equipped kitchen, a spacious large living room with direct access to the terrace, private pool and sea view.



The master bedroom is on the 2nd level with a large balcony and sea views, the 2nd and 3rd bedrooms are on the first floor and have patio doors leading to the rear garden, while the large living room has huge patio doors leading to the pool. Enjoy beautiful views of the sea, the barbecue area and the green garden.

The villa is west facing and offers spectacular sunsets.

There is the possibility of obtaining exactly the same neighboring villa with the same characteristics and square meters. at the same price.

It is proposed as a vacation home but also as an investment property next to the beach and the town of Lefkada.

Equipment/Features

- Distance from the sea (m): 50
- Veranda
- Corner
- bright and airy
- Sea view
- Satellite dish
- Plot area: 1000 square meters
- interior staircase
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- swimming pool
- Security door
- Orientation: West
- Access from: Asphalt
- Facade orientation
- Insect screen
- Alarm system
- Awnings
- Fireplace
- Glazing types: Double insulating glazing
- Floor type: Tiles

Other data

The plot of 7,000 square meters has planning permission for a total of 400 square meters of living space.



ACCESS:

There are 5 alternative ways to get to the island of Lefkada:

BY CAR:

Lefkada is the only island that you can reach by car for free by ferry. Use the direct current bridge that connects the island to Akarnania.

By plane:

From Eleftherios Venizelos International Airport to Spata for Aktio with scheduled and charter flights. A bus or cab will take you to Aktio airport 20 km away to Lefkada.

BY PRIVATE BOAT:

Numerous services are available in the marina of Lefkada:

By bus (coach):

Another way to get to Lefkada is by bus from Athens,

BY BOAT:

There are daily ferries connecting Corfu with Igoumenitsa, although times change depending on the season.



Your contact person

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