

Property ID P3633

Magnificent villa of Mediterranean architecture with pool and outstanding panoramic sea views in Ermioni.



21051 Ermioni



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21051
City	Ermioni
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 156 m ²
Usable area	approx. 156 m ²
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 1.400 m ²
Number of sep. toilets	1
Purchase price	595.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2002
Condition	Sehr gut
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	3
Parking spaces	3 Private parking spaces 2 Garages
Balcony	Yes
Terrace	Yes
Beach	2,50
Village	0,60
Town	8
Einkaufsmöglichkeit	0,60 km
Gastronomy	0,60 km
Krankenhaus	8 km
Airport	200 km

Location

As an example, we mention that the residence is located at a distance of 600 meters from the center of the settlement and the port. 2,000 meters from the wonderful top beaches of the area, 13 km from the professional golf course under construction, 200 km from Athens International Airport.

In the above distances we must also mention the easy accessibility of the wonderful, picturesque islands of Spetses and Hydra.

Property description

In a location with unobstructed panoramic views of the harbor and the picturesque village of Ermioni, offering seclusion and privacy while being just a touch away from the village center, is this luxurious, independent detached house with a living area of approximately 156.81 m² on a fenced and beautifully landscaped plot of 1,400 square meters.

The villa is spread over 3 levels.

On the 1st level (basement-soutterrain 35.32 m²) there is a bedroom with access to the courtyard, the laundry room and a bathroom.

On the 2nd level (first floor 79.12 m²) there is a single living room with fireplace and dining room, a toilet and a kitchen room. From the same level we have access to the covered terrace with a beautiful view of the garden, the pool and the port of Ermioni.

On the 3rd level (floor 42.37 m²) we find 2 comfortable bedrooms, each with a private terrace and a bathroom.

Access to the property is via an asphalted municipal road.

The plot is enclosed and fenced with a stone paddock.

The garden is beautifully landscaped and planted with ornamental plants and many trees, providing natural shade, privacy and a sense of tranquillity, creating an ideal environment to relax.

In addition, there is an open parking area for three cars.

The centerpiece of the outdoor area is the 35.94 m² swimming pool.

The surrounding area is paved with Karisto tiles and a barbecue area has been installed.

Equipment/Features

- Sea view
- Fireplace
- Swimming pool
- balcony
- garden
- storeroom
- Pets allowed
- Double glazing
- interior staircase
- barbecue
- trees
- Lawn
- Vacation home



- View of the mountains
- Access from asphalt road
- Two sides orientation
- Tiles
- Aluminum window frames
- Very good condition
- View of urban landscape
- View of natural landscape
- Heat pump

Other data

What makes the property stand out is its excellent construction quality, its Mediterranean architecture and its wonderful panoramic views, as well as its direct access to the development.



Your contact person

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