

Property ID P3782

## Modern detached house offering rural tranquillity and urban comfort close to Asini beach



21060 Asini

## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Detached house                              |
| <b>Postcode</b>                            | 21060                                       |
| <b>City</b>                                | Asini                                       |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Peloponnes                                  |
| <b>Living area</b>                         | approx. 155 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 155 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 5                                           |
| <b>Number of bedrooms</b>                  | 3                                           |
| <b>Number of bathrooms</b>                 | 3                                           |
| <b>Plot size</b>                           | approx. 250 m <sup>2</sup>                  |
| <b>Number of sep. toilets</b>              | 1                                           |
| <b>Purchase price</b>                      | 285.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2011                                        |
| <b>Condition</b>                           | Sehr gut                                    |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Autonomous heating                          |
| <b>Number of floors</b>                    | 3                                           |
| <b>Cable Sat TV</b>                        | Yes                                         |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 1,50                                        |
| <b>Town</b>                                | 7                                           |
| <b>Krankenhaus</b>                         | 7 km                                        |
| <b>Airport</b>                             | 165 km                                      |

### Location

Located close to the beaches and historic charm of Nafplio, this house offers the perfect blend of rural tranquillity and urban comfort, making it ideal as a permanent residence or vacation home.

### Property description

In the picturesque and up-and-coming area of Asini in Argolis, just 7 km from the historic city of Nafplio, a modern, 155 m<sup>2</sup> detached house is for sale.

Built on a 250 m<sup>2</sup> private plot, surrounded by elegant, newly constructed houses, this property offers functionality, independence and comfort on three levels.

The first floor has a self-contained apartment with its own entrance, consisting of an open plan living room and kitchen, a bedroom and a fully equipped bathroom, making it ideal for guests or for independent use.

The main living area on the second floor has a spacious and bright living and dining room, a separate kitchen with modern amenities and a guest toilet.

The second floor comprises two large, sun-filled bedrooms, the main bathroom and access to balconies and terraces with uninterrupted views.

The house is connected by an internal staircase, while an external staircase leads to a beautiful roof terrace.

The landscaped outdoor area includes two parking spaces, a wood-burning oven and a barbecue, perfect for outdoor gatherings.

Other features include autonomous heating, air conditioning, aluminum windows with double glazing for insulation and energy efficiency.

## **Equipment/Features**

- Chimney
- Within the estate
- garden
- Pets allowed
- Solar water heater
- Double glazing
- Internal staircase
- barbecue
- trees
- Lawn
- Corner orientation
- Cottage
- Access from asphalt road
- Two-sided orientation
- Tiles
- Aluminum window frames
- Very good condition
- Covered terraces

## **Other data**

The main advantages of the house are its large plot, which allows the installation of a swimming pool.



**Your contact person**

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