

Property ID N3868

Luxury villa by the sea with pool, private beach and incomparable views of the Gulf of Amvrakikos!



30500 Spartos- Ätolia- Akarnania, P-130 P-130

Unser Angebot

| | |
|--------------------------------------------|---------------------------------------------|
| Type of property | House |
| Kind of property | Villa |
| Postcode | 30500 |
| City | Spartos- Ätolia- Akarnania |
| Country | Greece |
| Additional geographical information | Festland |
| Living area | approx. 262 m ² |
| Usable area | approx. 262 m ² |
| Number of rooms | 6 |
| Number of bedrooms | 5 |
| Number of bathrooms | 4 |
| Plot size | approx. 10.969 m ² |
| Purchase price | 1.750.000,00 € |
| External commission | 3,57% (including VAT) of the purchase price |
| Year of construction | 2001 |
| Condition | Renovated |
| Latest renovation | 2020 |
| Heating type | Autonomous heating |
| Number of floors | 2 |
| Cable Sat TV | Yes |
| Parking spaces | 2 Garages |
| Balcony | Yes |
| Terrace | Yes |
| Village | 5 |
| Town | 30 |
| Einkaufsmöglichkeit | 5 km |
| Gastronomy | 5 km |
| Krankenhaus | 30 km |
| Airport | 30 km |

Location

The property is in an excellent location, just 5 km.
 From the local amenities, the villa is 20 minutes drive
 from Aktion airport and 25 minutes from Lefkada.

Property description

Luxurious seafront villa for sale, 262 m². with private beach, on a large plot of 10,969 m². and with an incomparable view of the Gulf of Amvrakikos.



The villa was built in 2001 and completely renovated in 2020. It has a modern design and is spread over 2 levels.

On the first floor there is a spacious living room that includes an elegant kitchen with a cooking island and a cozy fireplace, along with two bedrooms with en-suite bathrooms and a storage room.

On the upper floor there are three further bedrooms, two of them with en-suite bathrooms, as well as a large marble balcony with unlimited and unobstructed sea views.

Outside, the villa has a large terrace surrounding an infinity saltwater pool and a Jacuzzi, a beautiful garden with trees and plants and a fully equipped outdoor kitchen with a wood-burning oven, barbecue and cozy seating area.

In addition, the villa has direct access to a private beach with crystal clear waters and a small jetty, ideal for sunbathing or enjoying the water.

Equipment/Features

Vacation home, Capital investment, Suitable for professional use, Tourist rental.

- Distance from the sea (m): 10
- Camp
- Veranda
- Corner
- Bright
- Satellite dish
- Plot area: 10969 m²
- Interior staircase
- Pets allowed
- Private garden
- air conditioning
- Frames: Aluminum
- swimming pool
- Security door
- Orientation: West
- Access from: Asphalt
- Facade
- Screens
- alarm
- Chimney
- Glazing type: Double glazing
- Type of flooring: Tiles
- Light



Other data

It is intended as a permanent residence by the sea, but also as an investment property.



Your contact person

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