

Property ID P3878

**Sold !** Lovely villa with Cycladic aesthetics and stunning sea views just 350 meters from the beach!



21300 Kranidi -Porto Cheli, 1393482 1393482

## 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. 148 m <sup>2</sup>
<b>Usable area</b>	approx. 148 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. 5.800 m <sup>2</sup>
<b>Purchase price</b>	600.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	1990
<b>Condition</b>	Well maintained
<b>Number of floors</b>	2
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,35
<b>Village</b>	4,50
<b>Town</b>	10
<b>Einkaufsmöglichkeit</b>	4,50 km
<b>Gastronomy</b>	4,50 km
<b>Krankenhaus</b>	10 km
<b>Airport</b>	200 km
<b>Pets</b>	Yes

### Location

This place is very special, as the trees reach down to the sea and provide natural shade and a unique atmosphere of peace and quiet.

As an indication, the residence is located at a distance of 350 meters from the wonderful top beaches of the area, 4.5 km from the cosmopolitan Portoheli, 15 km from the professional golf course under construction and 200 km from Athens International Airport.

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

## Property description

This unique residence is for sale in one of the most beautiful locations in the area, surrounded by lush vegetation and just 350 meters from magnificent beaches.

It is a property with a total area of 148 square meters, which is located within a beautifully landscaped plot of 5,800 square meters.

The combination of white walls, clean lines, cubic volumes, pergolas and large openings exudes a strong Cycladic aesthetic with modern touches.

The residence was built and used by its owners mainly as a vacation home. Spread over two levels, it offers functional spaces and excellent living quality.

The first level (96.65 m<sup>2</sup>) comprises a living room with fireplace, a semi-separate kitchen and dining area, a WC, a bathroom and two bedrooms. From the living room there is direct access to a spacious terrace with unobstructed views of the sea and the natural landscape. Due to the slope of the plot, the bedrooms have direct access to a landscaped, paved garden with levels.

The second level (51.24 m<sup>2</sup>) is an independent apartment consisting of an open plan living room with kitchen, a bathroom and a bedroom. All areas have direct access to the landscaped courtyard, which enhances the feeling of privacy.

The property is airy and accessible from two streets. Its flat surfaces combined with the slope of the land provide privacy and create unique corners to relax. The neighborhood consists of beautiful homes and one of the biggest advantages of the location is the direct access to the sea, as the nearest beach is only 350 meters away.

## Equipment/Features

- Sea view
- balcony
- garden
- storeroom
- Pets allowed
- Double glazing
- vacation home
- Panoramic view
- Access from tarmac road
- Double-sided orientation
- Facade orientation
- Aluminum window frames
- Good condition
- Traditional stone



**Your contact person**

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