

Property ID I3959

## Traditional luxury villa + guest house and ambience, large plot on the coveted island of Paxos!



49082 Paxoi, P-1439 P-1439

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	49082
<b>City</b>	Paxoi
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 180 m <sup>2</sup>
<b>Usable area</b>	approx. 180 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 4.500 m <sup>2</sup>
<b>Purchase price</b>	2.300.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt.
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1

### Location

Paxi, also known as Paxos, is the smallest of the Ionian Islands of Greece and is located about 10 kilometers south of Corfu and 20 kilometers west of the Greek mainland. The island has an area of approx. 25 km<sup>2</sup> and a coastline of around 30 kilometers. It is characterized by picturesque bays, steep cliffs and a breathtaking natural landscape.

The capital of the island, Gaios, is located on the east coast and is the economic and cultural center of Paxi. Here you will find charming tavernas, cafés and small stores that preserve the traditional character of the island. The natural harbor of Gaios is protected by two small islands, Panagia and Agios Nikolaos, and offers an idyllic setting for boats and yachts.

Other important villages on the island are Lakka in the north and Loggos on the east coast. Lakka boasts a sheltered bay with crystal-clear waters, while Loggos is a picturesque fishing village with traditional architecture and a relaxed atmosphere.

The west coast of Paxi is known for its spectacular rock formations, caves and hidden beaches that can only be reached by boat. The island is lush with olive groves and pine forests, giving it a unique, natural atmosphere.

Paxi can only be reached by sea, usually from Corfu or the mainland port of Igoumenitsa. Regular ferry connections as well as private boats and water cabs ensure a comfortable journey. The island offers a combination of peaceful island life, exclusive tourism and unspoiled nature, making it a sought-after destination for those seeking relaxation and investors.

## Property description

Luxurious traditional villa for sale - 180 m<sup>2</sup> with modern colors on a 4,500 m<sup>2</sup> plot with large terraces and sea views.

The villa is located in a wonderful private setting with a breathtaking view of the east coast of the island.

It consists of two en-suite bedrooms in the main house - one with a double bed and one with two single beds.

In addition, there is a separate suite adjacent to the house (with external access) which comprises a double bedroom with en-suite shower room and a lounge with kitchenette. The final bedroom is located directly below the pool terrace and has a double bed and en-suite shower room.

Outside there is a private swimming pool as well as a dining and seating area. A small path leads to Kaki Lagada beach, which can be reached in about 5-10 minutes on foot.

The property is just 5 minutes' drive from Fontana, where there are tavernas, a small supermarket and a pharmacy, and 10 minutes from Logos.

It is ideal as a summer residence or as an investment property.

## Equipment/Features

- Distance to the sea: 500 m
- Storage room available
- Large veranda
- Corner location
- Ventilated (with two opposite facades)
- Satellite antenna
- Plot area: 4,500 m<sup>2</sup>



- Panoramic view
- Pets allowed
- Private garden
- Air conditioning available
- Window frames: Aluminum
- Private swimming pool
- Security door
- Orientation: East
- Access via asphalt road
- Roadside location
- Insect screen
- Chimney
- Glazing: double glazing
- Flooring: Marble and tiles
- Bright and light-flooded rooms

## **Other data**

- Entfernung zum Meer: 500 m
- Lagerraum vorhanden
- Große Veranda
- Ecklage
- Durchlüftet (mit zwei gegenüberliegenden Fassaden)
- Satellitenantenne
- Grundstücksfläche: 4.500 m<sup>2</sup>



- Panoramablick
- Haustiere erlaubt
- Privater Garten
- Klimaanlage vorhanden
- Fensterrahmen: Aluminium
- Privater Swimmingpool
- Sicherheitstür
- Ausrichtung: Osten
- Zugang über Asphaltstraße
- Straßenseitige Lage
- Insektenschutzgitter
- Kamin
- Verglasung: Doppelverglasung
- Bodenbelag: Marmor und Fliesen
- Helle und lichtdurchflutete Räume



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.