

Property ID P4018

Reserved! As good as new furnished house  
in a house with natural stone facade  
between 2 beautiful beaches & sea view.



20300 Shinos -Loutraki-Perachora, 1513359 1513359

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	20300
<b>City</b>	Shinos -Loutraki-Perachora
<b>Country</b>	Greece
<b>Floor</b>	2
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 94 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 2.815 m <sup>2</sup>
<b>Purchase price</b>	270.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2015
<b>Condition</b>	As good as new
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Private parking space
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,20
<b>Village</b>	1
<b>Town</b>	20
<b>Airport</b>	104 km

### Location

The location of the maisonette is ideal, with views of the sea, mountains and greenery as well as a southwest-southeast orientation, ensuring sunshine and warmth all day long.

It is close to the beach, supermarkets, stores and restaurants and offers all the amenities you need, while the quiet neighborhood provides an atmosphere of relaxation and rest.

In a dream location about 10 minutes' drive from Loutraki, this detached house is situated on a hillside with sea views.

The property is only 1 km from the sea.

The location is one of the most beautiful and microclimate praised spots in Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

## **Property description**

This exceptional maisonette is located in Schinos, Loutraki-Perachora area, in one of the most beautiful and peaceful areas of the Gulf of Corinth, between two beautiful beaches, that of Schinos and Almyra.

It is located on the first and second floor of a building (Building 1, 1st-2nd floor) with a total area of 94 m<sup>2</sup>. and belongs to a plot of 2,815 m<sup>2</sup>, and offers plenty of space and complete privacy.

The construction was completed in 2015 and is in excellent condition. It is ready to welcome the family who will make it their own.

The duplex has 3 comfortable bedrooms, 2 modern bathrooms, a fully equipped kitchen and a cozy living room, ensuring comfortable and functional living.

At the same time, it has an open parking space for your convenience.

The interiors are bright and airy and offer a direct connection to nature and the outdoors thanks to the careful architecture and the large terraces overlooking the sea, the mountains and the surrounding greenery.

The duplex apartment is heated autonomously with electricity and has an energy-efficient fireplace.

The existing air conditioning and a solar system increase the energy efficiency of the property.

The window frames are made of aluminum with double insulating glazing and offer excellent sound insulation and energy savings. The energy certificate of the maisonette is B+, which places the property in one of the most efficient energy classes.

The outdoor area of the duplex includes a 43 m<sup>2</sup> storage room (number 1) and a 66.39 m<sup>2</sup> private garden, ideal for moments of relaxation, barbecues or outdoor activities. The garden is well maintained and has automatic irrigation, lawns and trees provide an oasis of tranquillity. In addition, the surroundings of the property are quiet and safe, ideal for family life.



## Equipment/Features

The maisonette is fully equipped with modern amenities such as screens, electrical appliances, security door, alarm system, security cameras, fast internet and satellite TV.

In addition, it has photovoltaic panels with a net metering system, which allows significant savings in electricity consumption. A multi-purpose pitch is also available for leisure and sports activities.

Sea view  
Fireplace  
Air conditioning  
Satellite TV  
Internet access  
balcony  
garden  
Furnished  
Security door  
Alarm system  
Solar water heater  
Boiler  
Double insulated glazing  
Internal staircase  
Barbecue  
Trees  
Automatic irrigation  
Lawn  
Country house  
Mountain view  
Asphalt driveway  
Bright and airy  
Tiles  
Aluminum window frames  
Amazing condition  
Solar panels

## Other data

This property is the ideal choice for a country home as it combines the beauty of the natural landscape with direct access to all modern amenities.

Don't miss the opportunity to acquire this unique duplex apartment in the most desirable area of Corinth, combining luxury, tranquility and natural beauty.



**Your contact person**

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