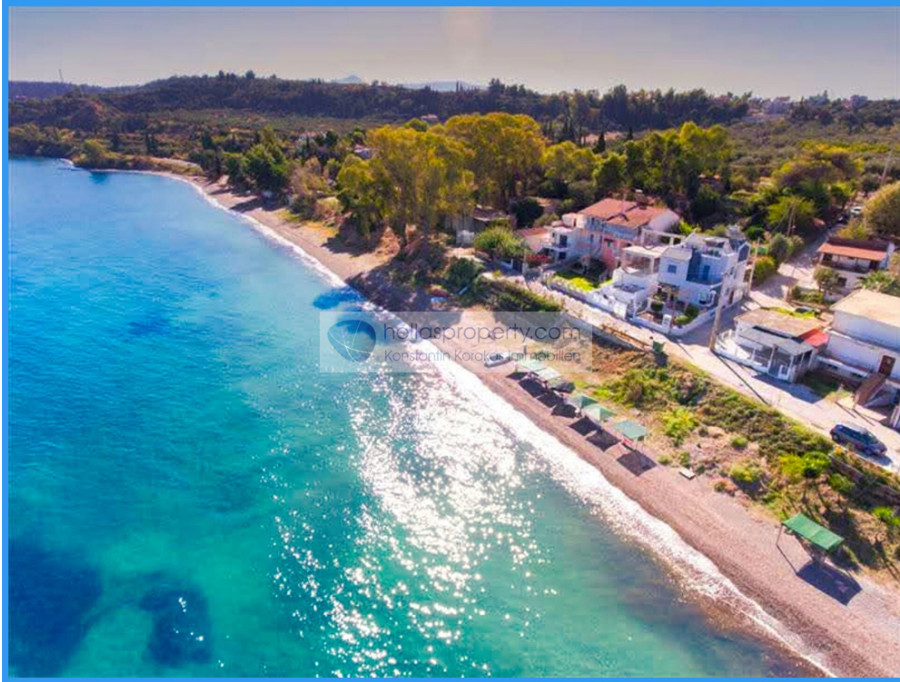


Property ID P4069

Elegant 290 m² villa directly in front of the sandy beach with breathtaking views of the endless blue!



25002 Paralia Alissos Dymi Achaia, 1542889 1542889

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	25002
City	Paralia Alissos Dymi Achaia
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 290 m ²
Usable area	approx. 290 m ²
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 290 m ²
Number of sep. toilets	1
Purchase price	350.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2004
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	4
Elevator	No lift
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Beach	0,02
Village	1
Town	19
Einkaufsmöglichkeit	1 km
Gastronomy	1 km
Krankenhaus	19 km
Airport	21 km
Available from (text)	Immediately

Location

The villa is less than 20 kilometers from Patras and 21 kilometers from Araxos airport.

This makes the residence ideal for permanent residence or luxury vacation use. Its greatest advantage remains its proximity to the sea: the sandy beach literally starts right outside the garden gate and offers daily beach fun.



Property description

On the coastal road of Kato Alissos, just a few steps from the shore, rises a residence that seems to embrace the Ionian Sea.

Facing the water, the 290 m² villa elegantly blends its interior with the endless blue and offers uninterrupted views from every level.

The entrance opens onto a unified living area with two seating areas; a corner window and wide patio door allow natural light to flood into the fireplace.

The front terrace leads to a manicured garden right on the coast.

In the rear courtyard is a second, shaded terrace with dining area and barbecue - ideal for summer gatherings.

Half a level down is a spacious, ergonomic kitchen that combines an everyday dining area with direct garden access.

There is a practical guest WC on the same level.

The master bedroom with panoramic views and two further bright bedrooms are located on the second floor.

A spacious bathroom underlines the luxurious impression, and the full-length balcony gives the impression that the house is floating above the sea.

The loft with a wooden ceiling and 40 square meters of living space houses a bedroom, an office corner and fitness equipment.

The large private terrace overlooks the mountains across the water and offers breathtaking views from sunrise to sunset.

In the basement there are organized storage rooms, a boiler room, a laundry room and two additional storage rooms as well as a separate studio with its own entrance, kitchen and bathroom - ideal for guests or staff.

Each floor has independent oil heating, air conditioning and alarm system.

A solar system, double-glazed aluminum windows and electric shutters provide year-round comfort, while the excellent thermal and acoustic insulation ensures peace and quiet.

Equipment/Features

- Beautiful view
- Sea view
- Fireplace
- Air condition
- balcony
- garden
- Fenced
- Furnished
- Pets allowed



- Security door
- Solar water heater
- Double glazing
- Internal staircase
- barbecue
- Corner orientation
- Loft
- Vacation home

Mountain view

Access via asphalted road

Orientation to both sides

Facade orientation

wooden floors

tiles

aluminum windows

excellent condition

natural landscape views

covered terraces

Other data

This is a rare opportunity for private enjoyment and as an investment.

Its location, natural beauty and architectural authenticity make it ideal for year-round rental income.

The demand for quality retreats in nature reserves is ever increasing and few properties offer such a blend of landscape and soul.

Contact us to arrange a personal visit you will never forget.



Your contact person

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