Konstantin Korakas Immobilien

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Property ID P4115

Spacious, well-kept detached house in a privileged location with sea views just outside Patras



24022 Proastio -Patra, 1578299 1578299

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Proastio -Patra
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 345 m^2
Usable area	approx. 345 m^2
Number of rooms	12
Number of bedrooms	5
Number of bathrooms	3
Plot size	approx. 4.200 m^2
Purchase price	520.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1997
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	3
Town	10
Airport	220 km

Location

- Distance to the sea: 3 km
- Distance to transportation: 1 km
- Distance to the city: 10 km
- Distance to the airport: 220 km
- Distance to the port: 14 km

Property description

Just 3 kilometers from the beach, 10 minutes from the center of Patras and within walking distance of the university and hospital, this unique residence offers privacy, tranquility and quality of life in one of the most beautiful locations in Achaia.

As soon as you arrive, your gaze is captured by the elegant architecture and the meticulous fencing that guarantees absolute privacy.

The 1997 construction, which was first inhabited in 2017, is characterized by the excellent quality of the building materials and high aesthetics.

The residence is spread over three levels:
The first floor is unfinished, with closed storage rooms and the possibility of configuration for additional uses.

The first and second floors are connected by an internal staircase made of natural wood, which exudes luxury and timeless elegance.
The spacious, bright and warm living room has a stone fireplace and access to the terrace with breathtaking views of the Rio Andirrio bridge and the Gulf of Patras.
The fully equipped kitchen with high quality cabinets and a cozy dining area is ideal for cozy hours with the family.

The house has a total of 5 bedrooms, all with fitted wardrobes and new air conditioning as well as unique views.

The property is equipped with an alarm system on all levels and has a private parking space.

This is a property that combines the privacy and tranquility of nature with direct access to all basic services.

Equipment/Features

- Beautiful view
- Sea view
- Fireplace
- Air condition
- balcony
- garden
- fence
- storeroom
- Security door
- alarm system
- Solar system
- Playroom
- Double insulated glazing
- Interior staircase
- trees
- Lawn
- Mountain view
- Panoramic view

- Asphalt driveway
- Bright
- Facade
- Tiles
- Aluminum window frames
- Excellent condition
- Landscape view
- Sheltered terrace

Other data

ADDITIONAL DEVELOPMENT:
The existing building permits provide for a large house of approx. 200 square meters in a privileged location of the property and a small guest house!

The earthworks, underground drainage and septic tanks as well as the concrete foundation for the large house have already been completed, and the gardens with vegetable garden and fruit trees such as fig, pomegranate, citrus, almond and pear trees have also been planted.

The landscaping and the back wall of the small guest house have also been completed. The stones for the completion of these two houses have already been purchased and are located on the property.



Your contact person

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