

Property ID P4119

Excellent detached house with panoramic views of the sea and the horizon.



21100 Nafplio - Exostis, Halkis 1

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21100
<b>City</b>	Nafplio - Exostis
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 182 m <sup>2</sup>
<b>Usable area</b>	approx. 182 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 300 m <sup>2</sup>
<b>Purchase price</b>	350.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2010
<b>Condition</b>	As good as new
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Parking spaces</b>	1 Private parking space
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	5
<b>Town</b>	5
<b>Krankenhaus</b>	5 km
<b>Airport</b>	160 km

### Location

With its south-facing, open and peaceful surroundings, this residence is the ideal choice for both permanent and vacation use.

A home that offers warmth, functionality and a unique quality of life, just a few minutes from historic Nafplio

### Property description

In a quiet and green neighborhood of , Nafplio, called Exostis and only 5 kilometers from the city, this excellent detached house with 182 m<sup>2</sup> of living space is for sale on a 300 m<sup>2</sup> plot with panoramic views of the sea and the horizon.



The house is spread over three functional levels and offers comfort, independence and quality of life.

On the first floor there is a bright and inviting open-plan living room and kitchen as well as two comfortable bedrooms and a bathroom.

These rooms are directly connected to the courtyard and garden, creating ideal conditions for everyday life and hospitality. On the second floor there are three further bedrooms and a bathroom.

The rooms are spacious, with lots of light and views of the natural landscape, offering peace and privacy.

On the third level, in the attic, two additional bedrooms and a bathroom have been created, in a special space with wooden elements and a warm atmosphere, ideal for guests or for use as a guest house or office.

The house has autonomous heating with oil and radiators, aluminum window frames with double glazing, tiled floors and an open parking space.

It has fly screens, an internal staircase, a storage room, a patio and is surrounded by a beautiful garden with lawn and trees.

## **Equipment/Features**

- Beautiful view
- Sea view
- Fireplace
- garden
- storeroom
- Energy class category C
- Furnished
- Double insulated glazing
- Interior staircase
- trees
- Lawn
- Attic
- Country house
- Panoramic view
- Asphalt driveway
- Tiles
- Aluminum frame
- Very good condition

## **Other data**

There are no additional costs and pets are allowed.



**Your contact person**

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