

Property ID P4193

## Unique house in a beautiful natural setting near the town of Nafplion!



21100 Nea Tiryntha, 1620028 1620028

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21100
<b>City</b>	Nea Tiryntha
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 110 m <sup>2</sup>
<b>Usable area</b>	approx. 110 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	1
<b>Plot size</b>	approx. 2.000 m <sup>2</sup>
<b>Purchase price</b>	450.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	3 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	7
<b>Village</b>	1
<b>Town</b>	6
<b>Krankenhaus</b>	6 km
<b>Airport</b>	155 km

### Location

In a beautiful location on the Argolic Gulf, this detached house is situated 7 km from the beach and 6 km from the town of Nafplio, with good surrounding infrastructure.

### Property description

Detached house of 110 m<sup>2</sup> on a beautiful and spacious plot of 2,000 m<sup>2</sup> in the village of Nea Tiryntha.

This property has two bedrooms on the first floor, a cozy living room, a functional kitchen and a bathroom.

In addition, there is another bedroom upstairs, ideal for hospitality or personal use.

The construction is with aluminum window frames, security door, air conditioning and oil heating provide comfort and security all year round.

The plot is fenced and offers privacy. Citrus trees provide a charming, natural atmosphere. It is located in a quiet part of the village and offers peace and relaxation.

The special architecture of the detached house adds character and a unique aesthetic.

An excellent choice for anyone looking for a home that combines comfort, nature and uniqueness!

## **Equipment/Features**

- Beautiful view
- Fireplace
- Air conditioning
- Internet access
- garden
- . Energy class category F
- Double insulated glazing
- Interior staircase
- trees
- Top floor
- Country house
- Mountain view
- Asphalt access
- Bright
- Wooden floors
- Tiles
- Aluminum window frames
- Good condition
- Country view

## **Other data**

When building the house, particular emphasis was placed on the quality of the materials: Oak floors, exposed wooden roof, built-in cupboards and doors made of oak, aluminum frames with double glazing and fly screens, solar water heater and space for the installation of an elevator cabin.



**Your contact person**

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