

Property ID P4201

## Charming traditional stone house in a lush mountain landscape in Voria Kynouria / Arcadia.



22001 Ag. Petros , Voria Kynouria, 1126123 1126123

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Country house
<b>Postcode</b>	22001
<b>City</b>	Ag. Petros , Voria Kynouria
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 300 m <sup>2</sup>
<b>Usable area</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 16.000 m <sup>2</sup>
<b>Purchase price</b>	495.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	1998
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	4 Parking spaces in a parking garage
<b>Terrace</b>	Yes
<b>Beach</b>	39
<b>Village</b>	2
<b>Town</b>	35
<b>Airport</b>	218 km

### Location

The 16-hectare plot is planted with chestnut, plane and oak trees, while the area around the house is laid out on five levels with stone terraces, boreholes and complete fencing.

Space for a large swimming pool is planned here,

A small river and marked hiking trails create a paradise for nature lovers. With views of nature and easy access to beaches and town centers, this residence is the ideal choice for both permanent residence and professional use as a traditional guest house.



## Property description

Surrounded by lush nature, over 1,000 meters above sea level, this magnificent traditional stone house with a total area of 300 m<sup>2</sup> stands on 6.5 hectares of private land.

This unique property is for sale and is the ideal choice for those seeking absolute tranquillity in the countryside without sacrificing modern comforts.

The property combines the stately charm of the past with the functionality of today and is spread over three levels.

On the first floor there is covered parking for three cars and large storage rooms that offer plenty of functionality, the feeling of comfort and luxury prevails, while the master bedroom with large wardrobes and en-suite bathroom completes the level.

There is also an unfinished room that can be converted into a guest room or sauna as originally planned.

The main entrance to the residence is on the mezzanine floor where the interior of this magnificent home is spread over three levels.

Here you will find a spacious hallway and a bright living room with an energy fireplace, while the 18 m<sup>2</sup> semi-open area with its openings offers unparalleled comfort all year round.

In the dining room and fully equipped kitchen, the feeling of comfort and luxury prevails, while the master bedroom with large closets and en-suite bathroom completes the level.

There is also an unfinished room that can be converted into a guest room or sauna as originally planned.

On the third level, three large and bright bedrooms with wooden floors and two bathrooms await you, offering comfort and luxury. The house is equipped with autonomous oil heating and wooden windows with double insulation glazing.

## Equipment/Features

- In the village
- Fireplace
- Balcony
- garden
- storeroom
- Energy class D
- Furnished
- Pets allowed
- Boiler
- Double insulated glazing



- Internal staircase
- trees
- Automatic irrigation
- Lawn
- Stone house
- Country house
- Mountain view
- Panoramic view
- Asphalt driveway
- Bright
- Marble floors
- Wooden floors
- tiles
- Wooden windows
- Good condition
- Country view
- Wine cellar

## **Other data**

It is ideal as a vacation home, for short-term rental or as an investment.



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

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