

Property ID P4224

## Luxurious high-quality natural stone villa with pool and panoramic views of the countryside near Ancient Epidavros.



21059 Epidavros - Archaia Epidavros, 1675759 1675759

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21059
<b>City</b>	Epidavros - Archaia Epidavros
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 260 m <sup>2</sup>
<b>Usable area</b>	approx. 260 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 1.345 m <sup>2</sup>
<b>Purchase price</b>	670.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2005
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Gas
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Airport</b>	160 km

### Location

A very quiet and safe area, which benefits from lush greenery with an attractive landscape morphology, as well as the surrounding newly built houses and villas. Nearby good infrastructure and the proximity to Athens -approx. 1.5 hours drive- make the area attractive and highly sought after.

### Property description

In a quiet and green location close to ancient Epidaurus, surrounded by olive groves and close to beaches and the historic ancient theater, a luxurious natural stone villa is for sale.

The two-storey, high-quality villa with a total area of 260 m<sup>2</sup> stands on a private plot of 1,345 m<sup>2</sup>.

The property impresses with its exceptional architecture, which combines local stone with modern, high-quality materials. On the first floor there are three spacious master bedrooms with direct access to the outdoor area and pool.

Upstairs, the open-plan living room with dining area and fully equipped kitchen open onto a large balcony with panoramic views of the mountains and greenery, offering absolute peace and privacy.

The villa has autonomous gas heating, underfloor heating, air conditioning, solar water heater, boiler, energy-efficient aluminum windows with double glazing, electric shutters, insect screens, security door and video intercom.

A storage room, three-phase electricity and an automatic garden irrigation system with trees complete the offer.

Outside, the stunning pool with seating area, the barbecue area with canopy, the large garden with stone planting and the sunbathing lawn offer ideal conditions for relaxing and socializing.

The house is bright, airy and spacious, facing north-east.

There are no community fees and pets are allowed. Ideal as a summer or permanent residence as well as an investment through short term rental or a Golden Visa.

A rare high standard property in one of the most beautiful areas of the Peloponnese.

## **Equipment/Features**

- Beautiful view
- Fireplace
- Air conditioning
- Swimming pool
- Balcony
- garden
- Underfloor heating
- storeroom
- Pets allowed
- security door
- Video intercom system
- Solar water heater
- boiler
- Double glazing
- Internal staircase
- barbecue
- trees
- Automatic irrigation
- Stone house
- Mountain view
- Panoramic view



- Access via asphalt road
- Tiles
- Aluminum windows
- Excellent condition



**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)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.