

Property ID P4238

## Unique listed building in the heart of the historic old town of Nafplio,



21100 Alt Nafplio, 1684481 1684481

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Residential building
<b>Postcode</b>	21100
<b>City</b>	Alt Nafplio
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 240 m <sup>2</sup>
<b>Usable area</b>	approx. 240 m <sup>2</sup>
<b>Number of rooms</b>	16
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 102 m <sup>2</sup>
<b>Purchase price</b>	1.450.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	1890
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1
<b>Town</b>	0,30
<b>Krankenhaus</b>	1,50 km
<b>Airport</b>	160 km

### Location

In a leafy and historic location within Nafplio, lies this beautifully situated apartment building with panoramic views.

The property is 3 km from the sea and 150 m from the town.

The location is one of the most beautiful and microclimate praised spots in Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

## Property description

In the heart of the historic old town of Nafplio, between two busy and picturesque streets with high commercial and tourist traffic, a unique listed building with a total area of 240 m<sup>2</sup> is for sale. Thanks to its double facade and access from two streets, the property offers excellent visibility and functionality.

On the second floor and in the attic there is a fully equipped guest house with high aesthetic standards. It has four spacious and bright rooms, some with verandas and magnificent views of the old town castle.

The first floor (approx. 100 m<sup>2</sup>) houses a commercial space with a shop window and entrance on both sides and offers ideal conditions for commercial use.

In 2011, the building was structurally reinforced and underwent a complete, high-quality renovation. It has autonomous heating with oil boiler, elegant wooden interior staircases and air conditioning in all areas.

The property comes with an active and significant rent, ensuring an immediate return and a high investment value.

This particular location in the old town of Nafplio is characterized by a low number of available properties while being easily accessible by car.

This is a rare and excellent investment opportunity in one of the most beautiful and historic locations in Greece.

## Equipment/Features

- Beautiful view
- Storage room
- Pets allowed
- Double insulated glazing
- Interior staircase
- attic
- Country house
- Mountain view
- Bright
- Facade
- Tiles
- Wooden frame
- Excellent condition
- Access from the pedestrian zone

## Other data

The excellent location of the property, the impressive views and the luxurious architecture make it ideal for a permanent residence or a vacation home, while at the same time it is offered for tourist use and adds unique investment value to one of the most beautiful destinations in Greece.



**Your contact person**

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