Konstantin Korakas Immobilien

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Property ID P4245

Nice detached house with well-kept garden, 150 meters from the beach in the beautiful area of Vrachati.



20006 Vrachati, Vocha, 1536282 1536282

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Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	20006
City	Vrachati, Vocha
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 267 m^2
Usable area	approx. 267 m^2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 529 m^2
Purchase price	400.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	1991
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Elevator	No lift
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,15
Village	0,80
Town	12
Einkaufsmöglichkeit	0,80 km
Gastronomy	0,80 km
Krankenhaus	12 km
Airport	121 km
Available from (text)	Immediately

Location

It is located in a quiet neighborhood, close to school, supermarket, stores, bus stop and bank. The distance to the airport is 131 km.

The property is very conveniently located, close to the ancient city of Epidavors, the landscape is chosen by the ancient Greeks because of the beautiful nature and the hill to the sea.

Numerous archaeological sites can also be reached easily and quickly, as well as Mycenae, Argos, Corinth, Perachora and the city of Nafplio.

Furthermore, many interesting excursions can be reached from there within 1 hour. Hydra island, Spetses island, Aigina island, the top address of the Greek Riviera Porto Heli, the beautiful city of Nafplio (neoclassical city and 1st capital of Greece) and much more.

Property description

This unique detached house with a living area of 267 m^2 is located just 150 meters from the beach, in the beautiful area of Vrachati in Vocha, and is an ideal choice both as a vacation home and as a permanent residence.

It combines comfort, functionality and a privileged location.
The property is spread over three levels - a 130 m^2 unfinished basement, an elevated first floor and a second floor with a total area of 137 m^2 - and offers the possibility to design and use the unfinished area according to the individual needs and taste of the new owner.

The house sits on a 529 m^2 plot and is surrounded by a well-kept garden with lawn and trees, in a quiet neighborhood with a pleasant southwest orientation and unobstructed views.
The house has three bedrooms, two bathrooms, two kitchens, two spacious living rooms and an internal staircase that provides convenient access to all levels.

Heating is provided by an autonomous power supply, and there is also air conditioning and a boiler for hot water, which guarantees year-round living comfort. The windows are made of aluminum with double glazing and insect screens, which ensures energy efficiency and sound insulation.

The energy efficiency class is E. The floors are tiled, the entrance door is a security door, and the house is flooded with light, continuous and street-facing - there are no community fees. An open parking space is also available.

Equipment/Features

-Good view
Fireplace
Air conditioning
garden
Fencing
Security door
boiler

Double glazing
Internal staircase
trees
Cottage
Access from asphalt
Longitudinal alignment
Front alignment
Tiles
Aluminum windows
Very good condition

Other data

This property is an excellent opportunity for anyone looking for a house close to the sea with a generous amount of space, ready to move into immediately and offering additional potential by extending the basement.

If you are looking for a property with direct access to the beach, nestled in nature yet close to all major amenities, then this house in Vrachati is the perfect choice.

It offers a high quality of life, tranquillity and promising investment potential - combining seaside living with the functionality of a fully equipped home.



Your contact person

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