

Property ID P4282

## Two-family house with 2 adjacent 3-storey semi-detached houses with sea views in Melissi.



20400 Xylokastro, 1760229 1760229

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Duplex house
<b>Postcode</b>	20400
<b>City</b>	Xylokastro
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 338 m <sup>2</sup>
<b>Usable area</b>	approx. 338 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 503 m <sup>2</sup>
<b>Number of sep. toilets</b>	2
<b>Purchase price</b>	560.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2013
<b>Condition</b>	As good as new
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Elevator</b>	No lift
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	2,50
<b>Town</b>	9
<b>Krankenhaus</b>	9 km
<b>Airport</b>	143 km
<b>Available from (text)</b>	Immediately

### Location

It is located in a quiet area, close to schools, churches, a supermarket and only 9 kilometers from the city.

The airport is 143 kilometers away and is easy to reach.

Distance to the sea: 2.5 km

Distance to the town: 9 km

Distance to the airport: 143 km



## Property description

Purchase a beautiful detached house with two adjoining three-storey duplex apartments in the beautiful area of Xylokastro - Melissi.

It is ideal as a vacation home with breathtaking panoramic views of the sea, the mountains and the green surroundings.

The total area of 338 m<sup>2</sup> is set on a 250 m<sup>2</sup> plot and offers comfortable and bright spaces with 6 bedrooms, 4 bathrooms, 2 WCs, 4 kitchens and 4 living rooms.

The houses were built in 2013 and are in excellent condition.

They have modern amenities and high quality materials such as aluminum frames with double glazing, thermal insulation, soundproofing and autonomous oil heating per floor.

The excellent location, just 2500 meters from the sea, ensures easy and quick access to the beach, while the northwest orientation provides cool sea breezes and light throughout the day.

The property also has two open parking spaces, automatic irrigation, a garden with trees, a storage room, an internal staircase, an alarm system, security doors and a barbecue area for pleasant moments with friends and family.

## Equipment/Features

- Sea view
- Beautiful view
- Fireplace
- Balcony
- garden
- Security door
- Alarm system
- Boiler
- Double glazing
- Internal staircase
- barbecue
- trees
- Cottage
- Mountain view
- Panoramic view
- Double orientation
- Facade orientation
- Tiles
- Aluminum windows
- Very good condition

## **Other data**

The two maisonettes are a unique opportunity for anyone looking for a residence by the sea with magnificent views, comfort and functionality in one of the most beautiful and peaceful locations in Greece.

Don't miss out on this investment opportunity that combines quality of life and an excellent location.



**Your contact person**

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