

Property ID N4283

## Reserved! Unique listed stone house completely renovated, a few meters from the port of Poros



18020 Poros



## Unser Angebot

|                                            |                                  |
|--------------------------------------------|----------------------------------|
| <b>Type of property</b>                    | House                            |
| <b>Kind of property</b>                    | Corner of row                    |
| <b>Postcode</b>                            | 18020                            |
| <b>City</b>                                | Poros                            |
| <b>Country</b>                             | Greece                           |
| <b>Additional geographical information</b> | Peloponnes                       |
| <b>Living area</b>                         | approx. 79 m <sup>2</sup>        |
| <b>Usable area</b>                         | approx. 79 m <sup>2</sup>        |
| <b>Number of rooms</b>                     | 2                                |
| <b>Number of bedrooms</b>                  | 1                                |
| <b>Number of bathrooms</b>                 | 1                                |
| <b>Plot size</b>                           | approx. 79 m <sup>2</sup>        |
| <b>Purchase price</b>                      | 260.000,00 €                     |
| <b>External commission</b>                 | 4,17 % vom Kaufpreis inkl. MwSt. |
| <b>Year of construction</b>                | 1809                             |
| <b>Condition</b>                           | Completely renovated             |
| <b>Combustion</b>                          | Electric                         |
| <b>Heating type</b>                        | Autonomous heating               |
| <b>Number of floors</b>                    | 2                                |
| <b>Balcony</b>                             | Yes                              |
| <b>Terrace</b>                             | Yes                              |
| <b>Beach</b>                               | 1,30                             |
| <b>Town</b>                                | 1,20                             |
| <b>Airport</b>                             | 191 km                           |

### Location

Poros, with its special combination of pine forest and sea, traditional architecture and direct connection to the Greek mainland, has long been one of the most popular island destinations, just one hour from Piraeus or Nafplio and 10 minutes by ferry from Galatas.

### Property description

In the heart of Poros, in the historic traditional settlement of Kasteli and only 210 meters from the port, a unique listed detached house of 79.33 m<sup>2</sup> is for sale, which was completely renovated in 2025 with respect to the architecture of the 19th century.

It is a two-storey natural stone house with magnificent views of the harbor, the sea, the Peloponnese and the iconic clock of Poros.

It impresses with its authentic traditional elements: Wooden ceilings and floors, oak interior staircase, wooden balcony with metal railing, covered veranda (loggia) and courtyard with privacy.

The 1st floor of 47.42 m<sup>2</sup> has a kitchen, living room, bathroom and access to a patio and veranda, while the first floor of 31.91 m<sup>2</sup> comprises a bedroom and a storage room with a separate entrance.

The property will be delivered fully furnished and equipped with brand new electrical appliances, air conditioning, household goods and textiles and is ready to move into immediately or can be used for tourist purposes.

The electrical, plumbing and sewage installations are new, while all the wood - ceilings, floors, frames, cupboards, kitchen, stairs - has been replaced with new solid wood.

With three-phase electricity, no utilities, in a quiet neighborhood with unobstructed views, it is ideal for a vacation home, investment or short-term rental. Bright, airy, luxurious, corner, front, with island aura and special character.

## Equipment/Features

- Sea view
- air conditioning
- balcony
- Storage room
- Furnished
- Energy class D
- Double insulated glazing
- Interior staircase
- Corner house
- .. stone
- Country house
- Mountain view
- Panoramic view
- Bright
- Facade
- Wooden floors
- Wooden frame
- Very good condition
- Freshly painted
- Country house view
- Access from the pedestrian zone



**Your contact person**

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