

Property ID N4297

## House with apartment breathtaking view of the Ionian Sea and 50 m from the beach of Loutsia-Vrachos !



48100 Preveza - Loutsia, P-2330 P-2330

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	48100
<b>City</b>	Preveza - Loutsa
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 200 m <sup>2</sup>
<b>Usable area</b>	approx. 200 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 180 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	330.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2000
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	4
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,05
<b>Town</b>	10
<b>Airport</b>	12 km

### Location

Close to the beach, cafés, restaurants and supermarkets in Loutsa-Vrachos

The location offers an excellent natural environment as it combines nature and the sea in one breath.

### Property description

Maisonette (200 m<sup>2</sup>) for sale, built in 2000, with breathtaking views of the vast blue of the Ionian Sea and 50 meters from the beach of Loutsa-Vrachos.

The property is spread over four levels and consists of a 58 m<sup>2</sup> apartment on the first floor and a 142 m<sup>2</sup> maisonette on the second floor with attic.



The first floor apartment consists of a bedroom, an open plan living/kitchen area, a bathroom and a courtyard with sea views.

The maisonette has a first floor with a bedroom, an open plan living/kitchen area, a bathroom.

A parking space is available.

## **Equipment/Features**

- Distance from the sea (m): 50  
Condition: Painted, Furnished

Use:

- Vacation home
- Capital investment
- Suitable for commercial use

Additionally:

- Luxurious
  - Facilities
  - Distance to the sea (m): 50
  - Playroom
  - storeroom
  - terrace
  - Corner
  - Airy
  - Interior staircase
  - View
  - Pets welcome
  - garden
  - Air conditioning
  - Window frames: Aluminum
  - Security door
  - Orientation: Southwest
  - Access from: Asphalt
  - Facade
  - Privacy screen
  - Top floor
  - Awnings
  - Glazing: Double glazing Glazing
- Floor covering:
- Tiles
  - Light



**Other data**

Ideal as a vacation home, but also as an investment property.



**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)

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