

Property ID P4323

Detached house with excellent construction quality and beautiful panoramic views in a quiet area near Nafplio!



21055 Ag. Triada / Midea, 1775510 1775510

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21055
<b>City</b>	Ag. Triada / Midea
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 204,70 m <sup>2</sup>
<b>Usable area</b>	approx. 204,70 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 500 m <sup>2</sup>
<b>Purchase price</b>	320.000,00 €
<b>External commission</b>	3,57 % vom Kaufpreis inkl. MwSt.
<b>Year of construction</b>	2010
<b>Condition</b>	Renovated
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	9
<b>Village</b>	0,20
<b>Town</b>	8
<b>Einkaufsmöglichkeit</b>	0,20 km
<b>Gastronomy</b>	0,20 km
<b>Krankenhaus</b>	8 km
<b>Airport</b>	160 km

### Location

The house stands on a beautiful 500 m<sup>2</sup> plot and offers privacy, comfort and a unique quality of living in the countryside, while at the same time being well connected to Nafplio and all the necessary infrastructure.

This is a residence in a quiet, residential area with direct access to the city and the beaches of Nafplio, which is suitable for permanent use as well as for vacation or tourist purposes.

- 160 km from the airport

## Nearby:

- School
- basic services
- church
- Petrol station

## Property description

In the quiet and up-and-coming area of Agia Triada, just eight kilometers from Nafplio, an excellent property is for sale that is suitable both as a permanent residence and as a vacation home.

The house is spread over three levels and offers comfort, functionality and unique views of the surrounding green landscape.

On the first floor there is a separate apartment with a total area of 74 m<sup>2</sup>, consisting of an open-plan living/kitchen area, two bedrooms and a bathroom.

An external staircase leads to the second floor. There you will find a spacious living and dining area, a separate kitchen, a bathroom and a cozy terrace with an unobstructed view of the natural surroundings.

On the third and final level, which is connected to the house via a marble staircase, there are three spacious bedrooms, a large bathroom and wrap-around balconies with unobstructed views and natural light.

The property has aluminum frames with double glazing, autonomous oil heating and a solar system.

The entire construction is characterized by quality and attention to detail.

The exterior of the house is landscaped with well-kept and elegant plants. A covered area can be used as a parking space or storage room.

## Equipment/Features

- Balcony
- garden
- storage room
- Pets allowed
- Beautiful view
- Solar water heater
- Boiler
- Double glazing
- Tents
- Internal staircase
- Grill
- Trees



- Lawn
- Cottage
- Access via asphalt road
- Tiles
- Aluminum windows
- Very good condition
- Freshly renovated painted
- Natural landscape

**Other data**

The property is suitable both as a permanent residence and as a vacation home.



**Your contact person**

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