

Property ID C4350

Lovely detached house, fully furnished and equipped, 600 m from the sea in Ereikousa!



49100 Ereikousa, P-972

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	49100
<b>City</b>	Ereikousa
<b>Country</b>	Greece
<b>Additional geographical information</b>	Korfu
<b>Living area</b>	approx. 130 m <sup>2</sup>
<b>Usable area</b>	approx. 130 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 2.394 m <sup>2</sup>
<b>Purchase price</b>	400.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2000
<b>Condition</b>	Renovated
<b>Latest renovation</b>	2014
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Private parking space
<b>Terrace</b>	Yes
<b>Beach</b>	0,60
<b>Village</b>	0,80
<b>Einkaufsmöglichkeit</b>	0,80 km
<b>Gastronomy</b>	0,80 km

### Location

A small island with daily ferry connections to Corfu and a 30-minute speedboat ride, it has small hotels, restaurants and a new marina.

In winter there are 6 routes per week, 3 from Corfu Town and 3 from Agios Stefanos. The Corfu routes have a capacity for 25 trucks.

In summer there are daily connections from Corfu and Agios Stefanos.

The distance from Corfu is 2 hours and from Agios Stefanos 50 minutes.

The island has about 70 permanent residents in winter with an open supermarket, a taverna, a doctor and building materials.

In summer there are 400 permanent residents plus tourists.



Important is the new marina that has become 100 boats and there are 300 beds on the island and several boutique hotels.

The port of Erikoussa is 1000 m away and the beach 600 m.

## **Property description**

On the island of EREIKOUSSA - north of the island of Corfu - this detached house with 130 m<sup>2</sup> of living space is located on a spacious, comfortable plot of 2,394 m<sup>2</sup> in lush green surroundings with various trees and plants and 600 m from the sea.

The house is spread over two levels and consists of an 80 m<sup>2</sup> first floor with two bedrooms, a kitchen-living room and a bathroom.

Upstairs, via an internal staircase, there is a large bedroom with a bathroom.

A very nice outdoor area in lush green surroundings with convenient parking and the possibility of building a swimming pool.

## **Equipment/Features**

Condition: Painted, Furnished

Use:

Vacation home, Capital investment, Suitable for commercial use, Tourist rental

Facilities:

- Distance to the sea (m): 600
- Storeroom
- terrace
- Corner
- Airy
- Satellite dish
- Plot area: 2394 m<sup>2</sup>
- Interior staircase
- View
- Private garden
- Air conditioning
- Frames: Aluminum
- Security door
- Orientation: Southwest
- Access: Asphalt
- Facade
- Fly screen



- Top floor
- Glazing: Double glazing
- Flooring: Tiles
- Light

**Other data**

The house is being sold fully furnished and equipped.

It is suitable as a permanent summer residence, but also as an investment property on the island of Ericoussa.



**Your contact person**

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