

Property ID P4383

## Detached house with privileged seafront location and sea view in beautiful Melissi near Corinth.



20400 Melissi - Xylokastro, 1809744 1809744



## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	20400
<b>City</b>	Melissi - Xylokaastro
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 271 m <sup>2</sup>
<b>Usable area</b>	approx. 271 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 402 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	595.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2005
<b>Condition</b>	Sehr gut
<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 Garages
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,02
<b>Town</b>	5
<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 5 kilometers from the city.

The airport, 142 kilometers away, is easy to reach.

Distance to the sea: 20 m

Distance to town: 5 km

Distance to the airport: 142 km

## Property description

Just 20 meters from the beach and with unobstructed panoramic sea views, this 3-level (basement, mezzanine, 1st floor) duplex in Xylokaastro-Melissi offers privileged seafront living on a plot of 402 m<sup>2</sup> and a total area of 271 m<sup>2</sup>.

Bright, airy, sunny and breezy, with northeast orientation, it has 4 bedrooms (1 master bedroom), 2 bathrooms and 1 WC, an open plan living-dining room, a kitchen and large balconies/terraces with magnificent sea views.

Built in 2005, excellently maintained, with aluminum frames, double glazing, thermal and acoustic insulation, wooden and tiled floors, autonomous oil heating with radiators per floor and air conditioning.

It offers 3 parking spaces (2 underground, 1 open), spacious storage rooms, security door and alarm system. The private garden with lawn, trees, automatic irrigation and barbecue provides an ideal setting for relaxation and comfort.

Electrical appliances, three-phase electricity, terraces for wonderful sunsets and a quiet neighborhood that underlines the vacation character of the property are included.

Centrally located close to restaurants, 5 km. from town and 142 km. from the airport, it is an ideal choice for a vacation home or investment (Golden Visa), with its greatest advantage being its location literally steps from the sea and the irresistible, unobstructed views.

## Equipment/Features

- Beautiful view
- Sea view
- Fireplace
- Air conditioning#
- Energy class D
- balcony
- Garden
- storage room
- Pets allowed
- security door
- alarm system
- double insulated glazing
- awnings
- interior staircase
- barbecue
- Trees
- Automatic irrigation
- Lawn
- Country house



- Mountain view
- Panoramic view
- Bright and airy
- Facade
- Wooden floors
- Tiles
- Aluminum window frames
- Excellent condition
- Freshly painted
- Scenic view

## **Other data**

Die beiden Maisonetten sind eine einzigartige Gelegenheit für alle, die eine Residenz am Meer mit herrlicher Aussicht, Komfort und Funktionalität an einem der schönsten und ruhigsten Orte Griechenlands suchen.

Lassen Sie sich diese Investitionsmöglichkeit, die Lebensqualität und eine hervorragende Lage vereint, nicht entgehen.



**Your contact person**

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