

Property ID P4391

Sold! Well-maintained detached house with a guest apartment in a natural setting near the beach!



25002 Vrachneika, Lakkas Drasas 1

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	25002
City	Vrachneika
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 183,19 m ²
Usable area	approx. 219 m ²
Number of rooms	11
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 5.064 m ²
Purchase price	250.000,00 €
External commission	4,17 % vom Kaufpreis inkl. MwSt.
Year of construction	1996
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,50
Village	3
Town	15
Einkaufsmöglichkeit	3 km
Gastronomy	3 km
Airport	6 km
Bus-Haltestelle	0,80 km

Location

The location is really excellent: only 500 meters from the beach.

- Distance from transportation 800 m
- distance from the central square of the village 3 km
- Distance from the town 15 km
- Distance from the village 3 km
- Distance from the airport 6 km
- Distance from the harbor 50 km

Property description

Located in Limanaki Lakopetra, just 500 meters from the beach and a few minutes from Araxos airport, this three-storey detached house combines the tranquillity of the countryside with the comfort of a modern home.

Upon entering the elevated first floor (mezzanine) with its large terrace, the open reception area captivates with its light and warmth.

The fireplace in the living room creates a welcoming atmosphere, while the open kitchen discreetly encloses the space and is ready for everyday moments or social gatherings.

On the same level are two comfortable bedrooms and a bathroom, where each room offers tranquillity and plenty of natural light.

The wooden internal staircase leads to the second floor, where the master bedroom is a private suite, with its own fireplace, bathroom and balcony with sea views, offering an oasis of relaxation at any time of year.

The basement functions as an independent apartment, ideal for entertaining or for complete autonomy. It has a spacious living room with kitchen, bedroom and large bathroom,

It is directly connected to the closed garage of 36 m², where the oil burner is also located.

The 5,063 m² surrounding area is a natural retreat.

Olive and fruit trees frame the house, while the covered outdoor barbecue with traditional wood-burning oven invites you to enjoy unforgettable summer evenings.

The private fountain, the well-tended garden and the spacious parking spaces, three outside and one inside, complete the picture of a residence that combines functionality and authentic Mediterranean charm.

With autonomous oil heating, solar water heater and modern security features, the house is ready to welcome its new owners without any problems.

Equipment/Features

- Beautiful view
- Sea view
- Fireplace
- Internet
- Energy class B
- balcony
- Garden
- Fence
- Storage room

- Furnished
- Pets allowed
- Security door
- alarm system
- Solar system
- Boiler
- double insulated glazing
- awnings
- Interior staircase
- barbecue
- trees
- Lawn
- Corner lot
- Country house
- Bright
- Facade
- Tiles
- Aluminum frame
- Excellent condition
- View of the countryside
- Sheltered terrace

Other data

This detached house is the ideal choice for a vacation or permanent residence and offers a rare balance between the tranquility of nature and proximity to the amenities of the city, just 40 kilometers from Patras and 50 kilometers from the port of Kyllini. Vacation home.

Basement has 109.82 sqm, of which 36.05 sqm are boiler room + garage
Living area 73.77 sqm: 1 bedroom, 1 large living-dining area with fitted kitchen, bathroom (toilet, shower, washbasin)
First floor living space 84.71 sqm: 2 bedrooms, 1 large living-dining area with fitted kitchen, bathroom (toilet, bathtub/shower, washbasin)
Upper floor 24.71 sqm master bedroom with separate bathroom (toilet, bathtub/shower, washbasin)

Outside area:
3 wooden carports with tiled roofing 47 sqm
1 outdoor kitchen/ barbecue area 12 sqm
There are approx. 40 olive trees and some vd. fruit trees

The house was repainted in 2024 by a painting company Central heating (oil) was overhauled in December 2024.

Location of the property: the house is located in an agricultural area, approx. 500m from the sea.



Your contact person

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