

Property ID P4438

Impressive detached house with high quality construction and sea views in a beautiful natural landscape.



2003 Evrostini, 1880958 1880958

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	20003
<b>City</b>	Evrostini
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 340 m <sup>2</sup>
<b>Usable area</b>	approx. 340 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 913 m <sup>2</sup>
<b>Purchase price</b>	450.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2012
<b>Condition</b>	Sehr gut
<b>Main energy source</b>	Electric
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	4
<b>Village</b>	2,40
<b>Town</b>	26
<b>Airport</b>	174 km
<b>Available from (text)</b>	Immediately
<b>Pets</b>	Yes

### Location

It is located just 1 km from the beach and village, while the distance to the airport is 168 km, making it easily accessible

### Property description

In one of the most beautiful villages of Evrostina, in Koumaria, we present you this impressive three-storey detached house (basement, first floor and 1st floor) with a total area of 340 m<sup>2</sup> on a 913 m<sup>2</sup> plot.

Ideal for those who dream of a high standard retreat. Built in 2012 with unsurpassed quality and attention to detail,

The house is characterized by its excellent construction that combines thermal insulation, soundproofing and high-tech materials, ensuring comfort and energy savings.

Its condition is impeccable and amazing, with floors of durable tiles, thermally insulated aluminum frames with double glazing, autonomous oil heating per level, radiators, air conditioning and boiler ensure absolute functionality.

The interior is distributed in 4 bedrooms, 3 modern bathrooms, 1 fully equipped kitchen with electrical appliances and 1 spacious living room, all bright and airy, creating a space that exudes luxury and tranquility.

Furnished and ready to use, the detached home is ideal as a vacation home, with an internal staircase seamlessly connecting the levels, a utility room for practical storage and 2 open parking spaces for ultimate convenience.

But the real magic lies in the magnificent, panoramic and unobstructed views it offers from the south-west facing windows:

The view sweeps endlessly over the vast sea, the imposing mountain range and a sea of green, with an openness that fills the soul with peace.

The front-facing, airy and sunny residence enjoys natural light and breezes throughout the day, while the surrounding treed garden enhances the feeling of freedom in a quiet neighborhood.

With a security door, alarm system, fly screens and electric shutters, this family home is not just a house - it's a paradise.

## **Equipment/Features**

- Beautiful view
- Sea view
- Fireplace
- Air conditioning
- Energy class D
- balcony
- garden
- Storage room
- Furnished
- Security door
- alarm system
- Boiler
- Double insulated glazing
- Interior staircase
- trees
- Country house
- Mountain view
- Panoramic view



- Bright
- Facade
- Tiles
- Aluminum frame
- Excellent condition
- View of the landscape

**Other data**

A property that combines size, immaculate construction and magnificent views and is waiting to be yours.



**Your contact person**

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