Konstantin Korakas Immobilien

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Property ID P4474

Large country house with pool, sea view, photovoltaic, water borehole, in top location in the Gulf of Hydra!



21051 Ermioni

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Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21051
City	Ermioni
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 296 m^2
Usable area	approx. 296 m^2
Number of rooms	7
Number of bedrooms	6
Number of bathrooms	4
Plot size	approx. 2.000 m^2
Purchase price	830.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2002
Condition	Sehr gut
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	2
Parking spaces	4 Garages
Balcony	Yes
Terrace	Yes
Beach	570
Village	5
Town	10
Einkaufsmöglichkeit	5 km
Gastronomy	5 km
Krankenhaus	10 km
Airport	200 km

Location

Just a stone’s throw from the area’s famous beaches, this villa combines Mediterranean aesthetics, high-quality construction and an idyllic location, making it the ideal choice for both permanent residence and vacation use.

Distance to the sea: 500 m
Distance to the town: 10 km
Distance to the village: 5 km
Distance to the airport: 200 km
Distance to the harbor: 5 km

Property description

Peace, luxury and unobstructed sea views characterize this unique property.
It is located just 500 meters from the nearest beach in a quiet and well-kept residential area, which is mainly characterized by luxurious vacation homes.

The villa with a total area of 296 m^2 is spread over two levels and is set on a beautifully landscaped and fully fenced plot of 2,000 m^2.

Construction began in 2002 and was completed in 2019.
The focus was on quality, comfort and modern design.

The first floor (181 m^2) consists of a bright 123 m^2 apartment with living room, dining room and kitchen, a bathroom with hammam, a second bathroom with sauna and three comfortable and bright bedrooms, all with direct access to the garden.

From all areas there is access to the beautifully landscaped outdoor area with garden and swimming pool.
There is also an additional apartment on the same level, which is suitable as a staff room or office, as it is connected to the apartment but also has a separate entrance.
The ancillary areas, with a total surface area of 58 m^2, include a garage for two cars, storage rooms and a boiler room.
The second floor (115 m^2) has an exposed wooden roof and consists of a spacious and bright living room with dining room and kitchen, a bathroom and two bedrooms with beautiful sea views.
From here there is access to a cozy 90 m^2 terrace and, thanks to the slope of the ground, access to a beautifully landscaped garden with barbecue area.

The levels are connected by an internal staircase, which ensures functionality and comfort while maintaining independence.
The photovoltaic system covers the house's electricity needs and reduces electricity costs to zero.

It is also worth mentioning that the house is equipped with a heat pump, air conditioning, alarm system and cameras.

Equipment/Features

- Sea view
- Fireplace
- Beautiful view
- Air conditioning
- Internet access
- pool
- Balcony
- Storage room

- alarm system
- Double insulated glazing
- interior staircase
- barbecue
- Loft
- Vacation home
- Mountain view
- Panoramic view
- Double orientation
- Tiles
- Aluminum windows
- Excellent condition
- Natural landscape view
- Heat pump

Other data

It has a borehole and large tanks for water storage as well as the possibility of connecting to the fiber optic network for ultra-fast internet.

The surrounding area is planted with ornamental flowers and fruit trees and carefully landscaped with stone details, cobblestones, outdoor seating areas, a ”summer cinema” and a barbecue area, while the swimming pool provides an ideal relaxation spot with sea views.



Your contact person

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