

Property ID P4502

Detached family home with authenticity and taste in the heart of Nafplio



21100 Nafplio, Mpoumpoulinas 1

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 109 m ²
Usable area	approx. 109 m ²
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Plot size	approx. 109 m ²
Purchase price	340.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1965
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Balcony	Yes
Terrace	Yes
Beach	1,50
Village	3
Town	0,20
Krankenhaus	1,50 km
Airport	160 km

Location

Agia Kyriaki, a suburb of Nafplio, offers peace, security and easy access to the commercial and tourist center of the city. The old town, Palamidi and the sea are just a few minutes away.

Property description

In the heart of charming Nafplio, just a few minutes from the old town and the sea, a characterful detached house with 109.45 m² of living space is for sale, exuding authenticity and taste.

The first floor comprises two bright bedrooms, a bathroom, a functional kitchen, a dining room and a living room that form a harmonious, open-plan living area.



On the same level there is a traditional cellar, ideal for storage. From the charming courtyard, an external staircase leads to the attic floor, where there is another bedroom, a bathroom and a small kitchenette, offering independence and comfort.

The large terrace on the second floor offers a magnificent view of the Evangelistria church and the skyline of Nafplio, making it the ideal place for relaxing moments or social gatherings. The location of the residence is excellent: close to the beaches of Arvanitia and Karathona,

The coastal towns of Tolo, Drepano, Vivari and Candia are within easy reach.

Famous archaeological sites such as Mycenae and Epidaurus are also less than half an hour away.

Athens and Eleftherios Venizelos International Airport are only a two-hour drive away, making this residence ideal for permanent residence as well as for vacation or tourist purposes.

A rare opportunity for those who wish to experience Nafplio in their own oasis of authentic beauty.

Equipment/Features

- Beautiful view
- Storage room
- Solar water heater
- Boiler
- Double glazing
- Corner position
- asphalted driveway
- Facade
- Wooden floor
- Aluminum frame
- Good condition

Other data

Jedes der Einfamilienhäuser erhalten eine Wärmepumpe mit Fan Coil, wärmeschaltbares Aluminium, außenliegende Wärmedämmung und Vorinstallation für Photovoltaik.

Die Arbeiten beginnen 2023 und werden in etwa vollumfänglich mit Schlüsselübergabe in spätestens 18 Monaten abgeschlossen sein.



Your contact person

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