

Property ID P4534

Beautiful large detached house with sea view, only 150 m from the beach, close to ancient Epidavros!



21059 Epidavros, Ioannou Metaxa 1

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21059
<b>City</b>	Epidavros
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 216 m <sup>2</sup>
<b>Usable area</b>	approx. 216 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Plot size</b>	approx. 400 m <sup>2</sup>
<b>Purchase price</b>	340.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	1982
<b>Condition</b>	Well maintained
<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>	0,15
<b>Village</b>	1
<b>Airport</b>	150 km
<b>Pets</b>	Yes

### Location

The location is extremely convenient and rare in this area: the harbor is only approx. 100 m away and the beach only 150 m away. Stores and facilities for daily needs are just a few steps away (50-120 m).

### Property description

A detached house with 216 m<sup>2</sup> of living space is for sale in Old Epidaurus. The house extends over three floors with 72 m<sup>2</sup> of living space each and is situated on a 400 m<sup>2</sup> amphitheater-shaped plot.

It is situated in an exposed position with panoramic views of the village and offers unobstructed views of the sea and the Little Theater of Epidaurus.



The first floor offers a single, unfinished room which is ideal as an independent residence or guest house.

The first floor is fully furnished and functional and was previously used as Airbnb accommodation.

It comprises a bright living/dining area with fireplace, a large terrace with unobstructed sea views, two comfortable bedrooms with fitted wardrobes, a WC and high-quality marble floors.

On the upper floor there are three furnished bedrooms with tiled floors. The living/dining area and bathroom are almost finished, only the paving work remains to be done.

Outside there is parking for two cars, a garden with lemon trees and a landscaped barbecue area - an ideal setting for vacations or entertaining guests.

## **Equipment/Features**

- Sea view
- Fireplace
- Beautiful view
- Sea view
- Fireplace
- Air condition
- garden
- Double glazing
- interior staircase
- barbecue
- Tree population
- Mountain view
- Panoramic view
- Marble floors
- Wooden frames
- Good condition
- Covered veranda

## **Other data**

An all-round successful offer that combines a privileged location, a unique view and the immediate possibility of owner-occupation or tourist rental.



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.