

Property ID I4563

Shortly before completion. Modern detached house with pool in excellent location, 200m from the beach!



48100 Preveza - Kanali

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	48100
<b>City</b>	Preveza - Kanali
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 60 m <sup>2</sup>
<b>Usable area</b>	approx. 60 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Plot size</b>	approx. 375 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	280.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2025
<b>Condition</b>	New construction
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Private parking space
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,20
<b>Pets</b>	Yes

### Location

The location offers an excellent natural environment as it combines nature and the sea in one breath

Only 200 meters from the beaches of the region.

### Property description

New build detached house (60 m<sup>2</sup>) under construction on a 660 m<sup>2</sup> plot with private garden, trees and plants and swimming pool.

The house is distributed over two floors and has an open plan living/dining area with kitchen, a bedroom, a bathroom and a bathroom.



An internal staircase leads to the upper floor with a further bedroom, WC and balcony with sea views.

The comfortable outdoor area has a 4 x 7 m swimming pool and parking space.

The property is in an excellent location,

## **Equipment/Features**

Facilities:

- Luxurious
- Storage room
- terrace
- Corner location
- Light
- Plot area: 660 m<sup>2</sup>
- Internal staircase
- view
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- Swimming pool
- security door
- Orientation: Southeast
- Access via: asphalt
- Facade
- Fly screen
- Alarm system
- Glazing: Double glazing
- Flooring: Tiles
- Light

## **Other data**

This house is suitable both as a permanent vacation home and as an investment.



**Your contact person**

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