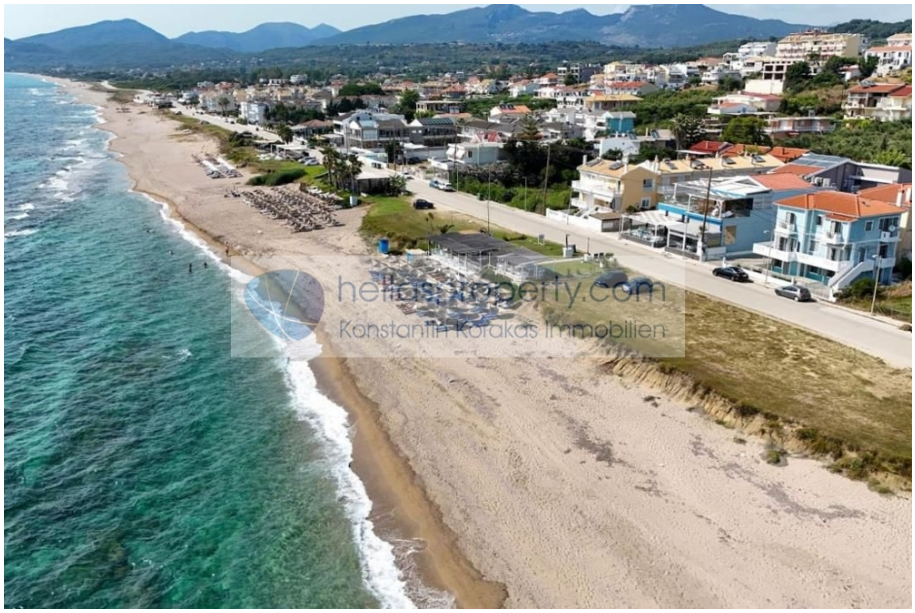
Property ID I4582

Detached beach house, 20 m from the sea and an unobstructed view of the Ionian Sea!



48100 Preveza - Kanali

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	48100
City	Preveza - Kanali
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 245 m^2
Usable area	approx. 245 m^2
Number of rooms	7
Number of bedrooms	6
Number of bathrooms	4
Plot size	approx. 195 m^2
Number of sep. toilets	1
Purchase price	630.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	2011
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,02

Location

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

The distance to the sea is 20 meters,

Property description

Kanali Preveza offers a three-storey, detached beach house with a living area of 245 m^2 on a 195 m^2 plot.

The house is only 20 meters from the sea and offers unobstructed views of the Ionian Sea.
The house was built in 2011 and has oil heating, air conditioning, aluminum frames and complete furnishings.

Layout:
- First floor: Two separate, fully furnished apartments

Duplex apartment on the 1st and 2nd floor:
- 1st floor: Open kitchen and living room with fireplace, guest WC and balconies with sea views

- 2nd floor: 4 bedrooms, including a master bedroom with en-suite bathroom and a further bathroom.

It offers comfort and functionality for both private use and tourist rental.

Equipment/Features

Equipment features:
- Tiled floors
- Security door
- Built-in cupboards
- Electrical appliances
- Awnings
- Fly screens
- Double glazing
- Solar water heater
- Interior staircase
- garden
- Barbecue area
- Comfortable and open outdoor areas

Other data

The excellent location directly by the sea, just a few steps from the beach, makes the property both an ideal choice and a high-yield investment due to the strong tourist interest in the region.



Your contact person

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