

Property ID P4583

## Modern detached house in a 2-house ensemble, with pool and beautiful views near Old Epidauros!



21059 Alt - Epidauros

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21059
<b>City</b>	Alt - Epidaurus
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 120 m <sup>2</sup>
<b>Usable area</b>	approx. 120 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Purchase price</b>	360.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	New construction
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	6
<b>Village</b>	6
<b>Town</b>	25
<b>Einkaufsmöglichkeit</b>	6 km
<b>Gastronomy</b>	6 km
<b>Krankenhaus</b>	25 km
<b>Airport</b>	180 km

### Location

The location offers easy access to nearby beaches and is only 25 minutes from picturesque Nafplio.

Epidaurus is known for its tranquillity and natural beauty, making these residences ideal for those seeking a peaceful life away from the city.

Distance to the sea: 6 km

Distance to town: 25 km

Distance to the village: 6 km

Distance to the airport: 180 km



## Property description

In the area of Old Epidaurus, just a few kilometers from the ancient theater, two modern, detached houses, each with 120 m<sup>2</sup> of living space, are for sale on a 250 m<sup>2</sup> plot.

THE OFFER REFERS TO 1 HOUSE !

The houses are characterized by modern aesthetics and large window fronts that let in plenty of natural light and create a direct connection to nature.

Each house is spread over two floors. On the first floor there is a spacious and bright living area with living and dining room, a fully equipped kitchen, a comfortable bedroom and a bathroom.

On the upper floor there are two further bedrooms, a second bathroom and a large terrace with breathtaking views. Each house has a private swimming pool and two parking spaces.

The houses are equipped with modern heating and cooling systems (heat pump, thermally broken PVC frames and solar water heaters) that ensure comfort and energy efficiency.

## Equipment/Features

- Sea view
- Fireplace
- air conditioning
- Internet access
- swimming pool
- garden
- Pets allowed
- Security door
- alarm system
- Solar water heater
- Double glazing
- Internal staircase
- Lawn
- Country style
- Mountain view
- Asphalted driveway
- Bright
- Facade
- Tiles
- Aluminum frame
- Excellent condition

### **Other data**

These houses are the ideal choice for anyone looking for a permanent home or a vacation home in one of the most beautiful and historic areas of the Peloponnese.



**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)

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