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Property ID P4600

# Lovely country house with atmosphere, 400 m from Chinitsa beach, in an exclusive location of Porto Heli!




**21300 Kranidi** /

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# Unser Angebot

| | |
|---|---|
| **Type of property** | House |
| **Kind of property** | Detached house |
| **Postcode** | 21300 |
| **City** | Kranidi / |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 98 $m^2$ |
| **Usable area** | approx. 98 $m^2$ |
| **Number of rooms** | 5 |
| **Number of bedrooms** | 3 |
| **Number of bathrooms** | 2 |
| **Plot size** | approx. 500 $m^2$ |
| **Purchase price** | 320.000,00 € |
| **External commission** | 3,57 % vom Kaufpreis inkl. MwSt. |
| **Year of construction** | 1980 |
| **Condition** | Well maintained |
| **Combustion** | Electric |
| **Number of floors** | 2 |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 1 Private parking space |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 0,35 |
| **Village** | 5 |
| **Town** | 5 |
| **Einkaufsmöglichkeit** | 5 km |
| **Gastronomy** | 5 km |
| **Krankenhaus** | 5 km |
| **Airport** | 200 km |

## Location

The property is located in an area characterized by beautiful nature and luxurious villas, offering a high level of aesthetics and privacy.

The beach of Chinitsa, one of the most beautiful beaches in the region, is less than 400 meters away.

It is known for its crystal clear, shallow, turquoise waters ideal for families, its fine sand and protection from the wind.

Also worth mentioning is its close proximity to the luxurious Four Seasons Resort, which significantly increases the value of the property and guarantees future appreciation.

**Property description**

In one of the most sought-after and exclusive locations in Ermionida, a furnished, detached house with 98.72 $m^2$ of living space on a 500 $m^2$ corner plot is for sale.

The property consists of two separate levels and is ideal for renting out or as a vacation home:

The first floor (56 $m^2$) comprises an open-plan living and kitchen area, a bathroom and two bedrooms.
On the same level, adjacent to the apartment, there is also a 3.12 $m^2$ storage room.

The upper floor (39.6 $m^2$) consists of an open-plan living and kitchen area with an impressive wooden beamed ceiling, a bathroom and a bedroom.

The house sits on a 500 $m^2$ fenced corner plot with a beautifully landscaped garden, trees and ornamental plants, offering privacy and tranquillity.
Access is easy via a paved road.

There is the possibility of building a swimming pool and further developing the plot with a barbecue area, pergolas, etc.

The house will be delivered fully furnished and equipped as shown in the photos.

**Equipment/Features**

- View of the greenery
- Balcony
- garden
- storeroom
- Furnished
- Double glazing
- Tree population
- Bright
- Facade
- Brick
- Aluminum frame
- Excellent condition
- Freshly painted



**Your contact person**

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