

Property ID N4672

**Luxurious fully furnished beachfront villa with unobstructed sea views, just 20 m from the sea in Meganisi!**



**31084 Lefkada - Meganisi - Spartochoi**

## Unser Angebot

|                                            |                                  |
|--------------------------------------------|----------------------------------|
| <b>Type of property</b>                    | House                            |
| <b>Kind of property</b>                    | Villa                            |
| <b>Postcode</b>                            | 31084                            |
| <b>City</b>                                | Lefkada - Meganisi - Spartochoi  |
| <b>Country</b>                             | Greece                           |
| <b>Additional geographical information</b> | Ionisches Meer                   |
| <b>Living area</b>                         | approx. 200 m <sup>2</sup>       |
| <b>Usable area</b>                         | approx. 200 m <sup>2</sup>       |
| <b>Number of rooms</b>                     | 6                                |
| <b>Number of bedrooms</b>                  | 4                                |
| <b>Number of bathrooms</b>                 | 4                                |
| <b>Plot size</b>                           | approx. 1.200 m <sup>2</sup>     |
| <b>Purchase price</b>                      | 2.600.000,00 €                   |
| <b>External commission</b>                 | 3,57 % vom Kaufpreis inkl. MwSt. |
| <b>Year of construction</b>                | 2020                             |
| <b>Condition</b>                           | As good as new                   |
| <b>Combustion</b>                          | Electric                         |
| <b>Heating type</b>                        | Autonomous heating               |
| <b>Number of floors</b>                    | 2                                |
| <b>Cable Sat TV</b>                        | Yes                              |
| <b>Balcony</b>                             | Yes                              |
| <b>Terrace</b>                             | Yes                              |
| <b>Beach</b>                               | 0,02                             |
| <b>Airport</b>                             | 31 km                            |

### Location

The villa is in an excellent location, very close to the beach of Spilia and Spartochoi.

### Property description

Luxurious beachfront villa with 200 m<sup>2</sup> of living space in Meganisi, Spilia area, on a 1,200 m<sup>2</sup> plot with unobstructed sea views, just 20 meters from the sea.

The villa is spread over two floors, is fully furnished and equipped and has four bedrooms, four bathrooms, a living/dining area with kitchen and offers uninterrupted sea views from all areas.

It offers large balconies with magnificent sea views as well as a spacious outdoor area with infinity pool and sea water, barbecue area, various trees and plants as well as ample parking space.



On the pool level, at the rear, there is an additional 35 m<sup>2</sup> fully furnished and equipped apartment with sea views, which can be used either as a guest room or for the villa's staff.

The apartment consists of a bedroom, a bathroom, a living/dining area with kitchen and direct access to the outside.

Just a few steps from the villa there is direct access to a beach which offers complete privacy for swimming. There is also a small jetty for mooring a boat.

## Equipment/Features

- Condition: Painted, Furnished, New construction
- Use: Holiday home, Capital investment, Suitable for commercial use, Tourist rental

Additional features:

- Luxurious

Facilities:

- Distance to the sea (m): 20
- Storage room
- terrace
- Corner location
- Bright
- Satellite connection
- Plot area: 1200 m<sup>2</sup>
- Interior staircase
- View
- Private garden
- Air conditioning
- Frame: Aluminum
- Swimming pool
- Security door
- Orientation: Southwest
- Access via: Asphalt
- Facade
- Fly screen
- Awnings
- Chimney
- Glazing: Double glazing
- Flooring: Tiles
- Light

## Other data

It is ideal as a vacation home by the sea, but also as an investment in Meganisi.



**Your contact person**

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