

Property ID N4704

Charming villa with pool in privileged location. Privacy and sea views, 300 m to the beach!



31100 Ellomenos-Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Ellomenos-Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 225 m ²
Usable area	approx. 225 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 4.000 m ²
Purchase price	1.000.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2007
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces 1 Garage
Balcony	Yes
Terrace	Yes
Beach	0,30
Village	0,30
Town	2,50
Einkaufsmöglichkeit	0,30 km
Gastronomy	0,30 km
Krankenhaus	2,50 km
Airport	40 km

Location

The beach of Passa is within walking distance, Nikiana and Nidri are only a few minutes away by car.

Lefkada is easily accessible via a bridge without a ferry.

Distance to the sea: 300 m

Distance to the town: 2.5 km

Distance to the town center: 300 m

Distance to the airport: 40 km



Lefkada is one of the most popular destinations in the Ionian Sea and is easily accessible via a bridge without a boat.

The airport Aktion and the famous beaches with crystal clear water are in the immediate vicinity.

The island combines a well-developed tourist infrastructure with quiet bays, traditional settlements and a constantly growing demand for high-quality real estate by the sea, which increases the prospect of value appreciation for any investor.

The location of the property is further enhanced by the development of the new Vlychos marina in the bay opposite.

Property description

Only 300 meters from the sea, this 4-bedroom villa with a total area of approx. 225 m² offers a private pool, a garage and a separate guest house.

It is situated in a quiet location surrounded by olive groves on the east coast of Lefkada. Situated between Perigiali and Nikiana, it offers uninterrupted sea views of the surrounding islands and the Greek mainland.

Built in 2007, the three-level property combines functionality and comfort.

The lower level comprises a separate guest apartment with its own entrance, kitchen-living room, bathroom and access to the terrace and garden.

The first floor offers an open kitchen with living and dining area, a bedroom with en-suite bathroom and direct access to the terrace and pool.

On the upper floor there are two further bedrooms, each with its own bathroom.

The residence is one of two neighboring villas on a 4,000 m² plot with legally regulated co-ownership and clearly demarcated areas for exclusive use, such as outdoor areas, parking spaces and driveway.

A total of five parking spaces are available (three private and two shared). The property is accessible via an asphalted road.

Features include central heating (underfloor heating in selected areas), air conditioning in the bedrooms and guest house, a fireplace, a granite staircase and a fully equipped kitchen. All bedrooms have sea views.

Outdoor areas include a covered terrace, a landscaped garden, a swimming pool of approx. 40 m² and a private olive grove.

Equipment/Features

- Sea view
- Internet access
- Swimming pool



- Beautiful view
- Air conditioning
- balcony
- garden
- Storage room
- Furnished
- Security door
- alarm system
- Solar water heater
- Double glazing
- barbecue
- tree population
- New build
- Country house
- Panoramic view
- wooden floors
- tiles
- Aluminum frame
- Excellent condition

Other data

The property is suitable for both owner-occupation and letting, with the possibility of short-term and long-term rentals.



Your contact person

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