

Property ID P4722

Hochwertiges freistehendes Haus mit Styl und Panoramablick, in ruhige Lage nahe zum Zentrum Nafplion!



21100 Pyrgiotika - Nafplio

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21100
City	Pyrgiotika - Nafplio
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 240 m ²
Usable area	approx. 240 m ²
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 3.643 m ²
Number of sep. toilets	1
Purchase price	600.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1995
Condition	Well maintained
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	8
Town	7,50
Krankenhaus	7,50 km
Airport	172 km

Location

It is located just a few minutes from the center of Nafplio and the beaches of Argolis and combines the tranquility of country life with proximity to the city.

Distance to the sea: 8 km

Distance to the town: 7.5 km

Distance to the airport: 172 km

Property description

In Pyrgiotika, one of the most beautiful and quietest suburbs of Nafplio, a high-quality, detached house with 240 m² of living space built in 2003 is for sale.

The house is situated on a plot of 3,643 m² and offers complete privacy in the midst of unspoiled nature.

The house extends over two floors with a raised first floor and impresses with spacious, bright rooms and a particularly functional room layout.

It has four bedrooms, two living rooms, a fitted kitchen, two bathrooms and a guest WC. There is also a playroom and a dressing room.

The house offers comfort for permanent living or an upscale vacation.

The interior is characterized by careful construction and high-quality materials, including aluminium frames with double glazing and insect screens, tiled floors, fitted wardrobes and a security entrance door.

Individual oil heating, a fireplace, air conditioning, a boiler and a jacuzzi ensure a comfortable and high-quality living ambience.

Outside you will find a beautifully landscaped garden of approx. 1,600 m² with space for a swimming pool. Around 30 olive trees, relaxation areas and a barbecue area invite you to linger and celebrate with family and friends.

The house has a security system with alarm and cameras as well as an economical water supply from the Anavalos network with automatic irrigation, which significantly reduces the costs of garden maintenance and cultivation.

The 30 m² balconies offer sweeping views of Nafplio and the surrounding greenery. A 10 m² storage room offers additional storage space.

Equipment/Features

- Beautiful view
- Fireplace
- Balcony
- garden
- Storeroom
- Pets allowed
- Security door
- Solar water heater
- boiler
- Double glazing
- Internal staircase
- trees
- Automatic irrigation
- Lawn
- Corner position
- Country house
- Mountain view
- Panoramic view

- Asphalted driveway
- Bright
- Tiles
- Aluminum frame
- Very good condition
- Country view

Other data

Another advantage: the property is let until November 2027 and offers a stable and satisfactory return.

This makes it a particularly interesting investment opportunity.

This high-quality house in a prime location combines comfort, privacy and a natural environment and is not far from Nafplio, one of the most beautiful cities in Greece.



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

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.