

Property ID N4729

## Luxurious villa with pool and unique sea/mountain views close to the beach of Mikros Gialos in Lefkada!



31100 Ellomenos

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	31100
<b>City</b>	Ellomenos
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 156 m <sup>2</sup>
<b>Usable area</b>	approx. 156 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 2.200 m <sup>2</sup>
<b>Purchase price</b>	745.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2010
<b>Condition</b>	As good as new
<b>Combustion</b>	Alternative
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	4 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,60
<b>Village</b>	1,70
<b>Town</b>	11,80
<b>Einkaufsmöglichkeit</b>	1,70 km
<b>Gastronomy</b>	1,70 km
<b>Krankenhaus</b>	11,80 km
<b>Airport</b>	48 km

### Location

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 waters 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

In a beautiful and quiet area in the south of Lefkada, just a few minutes from Mikros Gialos beach with its crystal clear waters as well as the tavernas and stores of the area, a luxurious villa with a total area of 156 m<sup>2</sup> is for sale.

The two-storey property is situated on a plot of approx. 2,200 m<sup>2</sup>. The villa offers unobstructed views of the sea, the mountains and the green surroundings. Thanks to its south and south-east orientation, it is flooded with light.

It has three spacious bedrooms, each with its own bathroom, a guest toilet, a comfortable living room with a fireplace and large glass doors to the outside area, as well as a fully equipped kitchen. Each bedroom has its own terrace with privacy and wonderful views.

The well-kept outdoor area includes an infinity pool, a barbecue area, a garden with fragrant plants and trees as well as areas for relaxing and dining al fresco.

The property was built in 2010 and is in excellent condition.

It has autonomous heating with fan coil, air conditioning, solar water heater, aluminum frames with double glazing, fly screens, electrical appliances and two parking spaces.

## Equipment/Features

- Sea view
  - Internet access
  - Swimming pool
  - Beautiful view
  - Air conditioning
  - balcony
  - garden
  - Storage room
  - Furnished
  - Security door
  - Alarm system
  - Nice view
- fence
- Solar water heater
  - Boiler
  - Double glazing
  - Interior staircase
  - barbecue
  - Tree population
  - Corner position
  - Country house
  - Mountain view



- Panoramic view
- Asphalt access
- Bright
- Facade
- Tiles
- Aluminum frame
- Excellent condition
- Sheltered veranda

#### Nearby

- Bus stop
- Supermarket
- Square
- park
- Stadium
- cab
- Parking lot
- Airport
- hotel
- Harbor
- Restaurant

#### **Other data**

It is the ideal choice for a vacation home or a tourist farm in one of the most beautiful areas of Lefkada.



**Your contact person**

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