Konstantin Korakas Immobilien

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Property ID N4748

Excellent detached house with pool, beautiful sea views, only 400 meters from the sea !



31100 Chora- Lefkada

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	31100
City	Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 94 m^2
Usable area	approx. 94 m^2
Number of rooms	4
Number of bedrooms	2
Number of bathrooms	3
Plot size	approx. 640 m^2
Number of sep. toilets	1
Purchase price	580.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2012
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,40
Town	2
Krankenhaus	2 km
Airport	23 km

Location

Distance to the sea: 400 m
Distance to town: 2 km
Distance to the airport: 23 km

Property description

In a privileged and quiet location in Agios Ioannis, Lefkada, just a few minutes from Chora and about 400 meters from the sea, an excellent detached house with 94 m^2 of living space on a 640 m^2 plot is for sale.
It has a 30 m^2 private swimming pool and a fully landscaped garden offering comfort and privacy.

Built in 2011, the house is distributed over three functional levels.
On the first floor (54.2 m^2) there is a cozy living room with fireplace, a fully equipped kitchen, a toilet and another living room with sofa bed.

On the second floor (40.2 m^2) there are two bedrooms, each with its own bathroom and access to three balconies.
The basement (14.5 m^2) houses a storage room, the boiler room, the oil tank and a 160-liter boiler.
The construction quality is excellent: tiled roof, 10 cm thermal insulation, thermally separated aluminum frames with double glazing and complete sound insulation.

The house has autonomous oil heating, air conditioning and solar panels. The outdoor area is particularly well maintained and functional and offers direct access to the pool, barbecue area and dining area for six people with electric awning, outdoor shower, storage room and covered parking.

The garden with lawn and automatic irrigation ensures low maintenance costs and makes the property ideal as a vacation home or for tourist use.

Equipment/Features

- Sea view
- Internet access
- swimming pool
- Air condition
- garden
- In a residential area
- Fireplace
- Balcony
- fence
- Storeroom
- Furnished
- Security door
- Alarm system
- Intercom system
- Solar water heater
- Boiler
- Double glazing
- Internal staircase
- barbecue
- Automatic irrigation
- Lawn
- Corner position
- Country house
- Panoramic view View

- Asphalted driveway
- Bright
- Tiles
- Excellent condition
- View of the countryside
- Plastic window frames
- Integrated into the floor plan
- Heat pump
- Covered veranda

Nearby:
- Airport
- Harbor
- Marina
- Beach
- Hospital
- Restaurant
- Supermarket
- Small stores

Other data

The property is in excellent condition and offers direct access to beaches and basic infrastructure.

It is therefore ideal for owner-occupiers and investors.



Your contact person

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