

Property ID P4754

## Große modern-klassische Villa, 340 m<sup>2</sup> Wfl./Nfl. mit Privatsphäre u. majestätischer Rundumaussicht.



21300 Kranidi - Ververonta, 652967 980281

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21300
<b>City</b>	Kranidi - Ververonta
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 340 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 4.000 m <sup>2</sup>
<b>Purchase price</b>	920.000,00 €
<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>	Electric
<b>Heating type</b>	Central heating system
<b>Number of floors</b>	3
<b>Parking spaces</b>	2 Parking spaces in a parking garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes

### Location

Argolis.

In the unspoiled location in Ververonta near Porto Heli.

### Property description

An imposing and tasteful self-contained luxury villa on three levels with a total area (living/usable space) of 340 m<sup>2</sup> on a real divided plot of 4,000 m<sup>2</sup>.

The property is located on a hill, only 1.5 km from the nearest beach.

The house is spread over three levels with great autonomy between them and at the same time the possibility of their union.

The 1st level (first floor) consists of a very bright apartment with living room, kitchen, a spacious bedroom, a large bathroom and exit to a landscaped garden. There is also a large enclosed parking space (2 cars) - storage room.



There is also a large barbecue and a pool of 85 square meters in a place with a very nice panoramic view.

On the 2nd level there are 2 independent, bright apartments. Each has an open plan living area with kitchen, a bathroom, a bedroom and very large terraces with beautiful pergolas and a very nice view of the mountains and the sea.

On the 3rd and last level there is an independent, bright apartment with a separate kitchen area, living room with fireplace and dining area, a spacious bedroom, a bathroom and a large terrace with open sea views.

The courtyards of the house are beautifully landscaped with alleys, stone terraces, modern pergolas and tree plantings that offer many places of coolness and moments of relaxation in the natural shade of the trees

## **Equipment/Features**

- Large garden shed
- security door
- Alarm system
- Air conditioning
- Fireplace
- Air conditioning
- tiled floor
- Aluminum windows and French doors with double insulating glazing.
- Large pool
- Excellent condition
- Access from gravel road
- Boiler
- Warehouse
- Energy class C
- Internet

## **Other data**

It is possible to merge the apartments on the 2nd level and create a ground floor apartment of 132 sqm.



**Your contact person**

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