Konstantin Korakas Immobilien

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Property ID P4762

Excellent detached house within walking distance of crystal clear sea and beach



20200 Melissi Xylokastro

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Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	20200
City	Melissi Xylokastro
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 178,50 m^2
Usable area	approx. 178,50 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 497 m^2
Number of sep. toilets	2
Purchase price	275.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2010
Condition	Sehr gut
Number of floors	3
Elevator	No lift
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,10
Town	4
Krankenhaus	4 km
Airport	144 km
Available from (text)	Immediately

Location

Distances: - From Kiato: 3500 meters - From the beach: 400 meters.

Xylokastro is a coastal town in the regional unit of Corinth.

It is the seat of the municipality of Xylokastro-Eurostini. According to the 2011 census, it has 5,500 permanent residents. It receives thousands of visitors every summer and is one of the most important tourist destinations in the Peloponnese.

It is known for its beautiful natural surroundings, its coastal character and the view of the Gulf of Corinth. The sandy beaches, the green gardens and the beautiful bay of Xylokastro host thousands of visitors every summer.

Xylokastro is a paradise for those seeking harmony between tradition and modernity. It impresses with its natural beauty and cultural heritage.

Places of interest are the pine forest of Pefkia, the beaches of the area and the coastal road, which is ideal for hiking at any time of the year. There is also a very good cycle path along the beach, which is crowded with bicycle lovers, and of course the marina for pleasure boats.

The settlement is characterized by the variety of activities by the sea, including beaches for swimming and snorkeling. There are also traditional tavernas and cafés where you can enjoy the local cuisine and the sea.

Its close proximity to Athens makes it a popular destination for day trips or as a relaxing escape from the city. Xylokastro offers a pleasant combination of leisure, nature and sea in a picturesque coastal setting.

Property description

In beautiful Melissi Xylokastro, just 100 meters from the crystal-clear beach, an exceptional detached house with 178.50 m^2 of living space is for sale.
It combines absolute tranquillity with unobstructed panoramic sea and mountain views. The property extends over three levels on a 497 m^2 plot and impresses with its flexible use, for example the bright basement, which has a separate entrance and is therefore ideal as an independent apartment, for example for gastronomy or other commercial purposes.
On the mezzanine floor and second floor, there are a total of three bedrooms, two bathrooms, a functional kitchen and a spacious living room, which are flooded with light thanks to the east-west orientation of the building.

The house, built in 2010 with aluminum frames and double glazing, has a pre-installation for radiators for later installation of a heating system, three-phase electricity connection and is surrounded by a garden with trees and an open parking space.
A great advantage of the property is the possibility to extend the plot, which significantly increases the value.
The strategic location close to stores for daily needs, a school and the center of Xylokastro makes it an ideal proposition both as a vacation home and as a permanent residence by the sea.

Equipment/Features

- Beautiful view
– Sea view
– 100 m from the sea
– balcony

– Energy class G
– tiles
– garden
– security door
– double insulated glazing
– interior staircase
– trees
– Country house
– park view
– Mountain view
– Panoramic view
– Bright

Aluminum
Good condition

Other data

An ideal choice for buyers looking for a ready-to-move-in, well-maintained house with complete furnishings and direct access to the sea.

Distances: - From Kiato: 3500 meters - From the beach: 400 meters.



Your contact person

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