

Property ID I4778

Luxurious neoclassical large villa 400 m² living space, with swimming pool, idyllically situated around Igoumenitsa!



46100 Igoumenitsa - Mavroudi

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	46100
City	Igoumenitsa - Mavroudi
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 400 m ²
Usable area	approx. 400 m ²
Number of rooms	6
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 5.500 m ²
Purchase price	650.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2011
Condition	As good as new
Main energy source	Wind / Water heat pump
Combustion	Wind / Water heat pump
Heating type	Underfloor heating
Number of floors	2
Elevator	No lift
Balcony	Yes
Terrace	Yes
Beach	4
Pets	by arrangement

Location

Situated on a generous plot of 5,500 m², the property boasts a magnificent view of the surrounding mountains.

It is located just 4 km from the sea and offers excellent access to famous destinations such as Sivota, Parga as well as the stunning island of Paxos - a jewel of the famous Ionian Islands.

The villa is also characterized by its excellent accessibility:

It is in close proximity to Ioannina National Airport and Corfu International Airport, which offer both domestic and international flight connections.

There are also good connections to the ferry links to Italy as well as to nearby beaches, marinas and traditional coastal villages.

Property description

For sale is a luxurious neoclassical villa with 400 m² of living space and swimming pool, idyllically situated on a quiet hillside near Igoumenitsa and with picturesque panoramic views.

This exceptional, newly built neoclassical villa offers a rare combination of elegance, privacy and investment potential in one of Greece's most sought-after coastal regions.

The neoclassical villa is in excellent condition and features an open plan living area that harmoniously combines living room (with fireplace), dining room and kitchen.

An internal staircase leads to five spacious bedrooms, each with its own en-suite bathroom and veranda.

Further features include energy efficiency class A, a heat pump, underfloor heating, elegant neoclassical architecture, a private swimming pool (11 m x 5 m) and a fully fenced (5,500 m²) and landscaped plot with lawns, trees and plants as well as a private parking space.

Equipment/Features

Condition:

- Painted

Use:

- Vacation home
- Capital investment
- Suitable for commercial use
- Tourist rental

Additional features:

- Neoclassical
- Luxurious

Characteristics:

- Distance to the sea (m): 4000
- storeroom
- terrace
- Corner position
- Airy
- Satellite dish
- Plot area: 5500 m²
- Interior staircase
- View



- Private garden
- Air conditioning
- Window frames: Aluminum
- Swimming pool
- Security door
- Orientation: Southwest
- Access via: Asphalt road
- Facade
- Fly screen
- Chimney
- Glazing: Double glazing
- Flooring: Tiles
- Light

Other data

The property is ideal both as a permanent vacation home and as an investment property in a still unspoiled and dynamically developing vacation region.

It is possible to purchase the villa furnished for a corresponding surcharge.



Your contact person

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