Konstantin Korakas Immobilien

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Property ID P4852

Charming country house, idyllically situated with unobstructed panoramic views of the Gulf of Corinth



25010 Ampelokipi, - Egira -Achaia

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	25010
City	Ampelokipi, - Egira -Achaia
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 340 m^2
Usable area	approx. 300 m^2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 6.061 m^2
Purchase price	300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1994
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces 1 Garage
Balcony	Yes
Terrace	Yes
Beach	9,50
Village	0,50
Town	9
Einkaufsmöglichkeit	0,50 km
Gastronomy	0,50 km
Krankenhaus	9 km
Airport	190 km

Location

The location offers a good balance between seclusion and accessibility: 400 meters from the village, 9 kilometers from Aegira, 9.5 kilometers from the beach and 13 kilometers from the hospital.

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Property description

In Ampelokipi, Aegira, nestled in a pine forest and offering unobstructed panoramic views of the Gulf of Corinth and the mountains of the opposite coast, a detached house with 340 m^2 of living space on a 6,061 m^2 private plot is for sale.

A property with plenty of character, privacy, and spacious outdoor areas that are rarely found on a plot of this size.
Access to the property is via a private road that ends at a wrought-iron gate.

The property is completely fenced and guarantees absolute privacy. A paved path leads through the garden, lined with tall pine and cypress trees, to the entrance of the house.
The building spans three levels, each with its own distinct function. The elevated ground floor, measuring 112 m^2, forms the central living area: a spacious living room with a fireplace, a kitchen featuring wood elements and a cooking island, which leads to the dining room, bedroom, and bathroom.

A wooden staircase leads to the 92 m^2 first floor. Here you'll find an office with a library, a fireplace, a sloped ceiling with exposed wooden beams, and a balcony with a magnificent view that exudes the charm of a mountain home.
Two bedrooms with hardwood floors and French doors leading to the balconies complete the living space.
The 135 m^2 basement features a closed garage, a boiler room, a kitchen, a bathroom, and a separate, fully functional room. The large terrace on the ground floor, paved with natural stone and featuring an iron railing, offers a breathtaking panoramic view: the Gulf of Corinth, the mountains of Central Greece across the way, and the valley with vineyards and pine trees in the foreground.

Outside, the large, covered barbecue area with a wooden roof, built-in oven, and grill stands outideal for social gatherings and long summer evenings.

Equipment/Features

There is also a small vineyard on the property.

Features include spacious outdoor parking spaces, a storage room, a garden, fly screens, air conditioning, oil radiators, electrical appliances and internet connection.

- Beautiful views
- Sea view
- Fireplace
- Air conditioning
- Internet access
- balcony
- garden

- fence
- Storage room
- Furnished
- Pets allowed
- Interior staircase
- barbecue
- trees
- Attic
- Country house
- Mountain view
- Panoramic view
- Asphalted driveway
- Bright
- Facade
- Wood Floors

Tiles
- Wooden frame
- Very good condition
- View into the green
- Outside kitchen
- Veranda with fly screen

Nearby:
Church
Place

Other data

The property is aimed at buyers looking for a main or vacation home with real privacy, plenty of space and prestigious character, away from the crowded beach but still close to the sea.

Also suitable for upmarket short term rentals to buyers who appreciate nature, tranquillity and the authentic experience of the Greek countryside.



Your contact person

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