Property ID N4854

Detached single-family home on a spacious lot with an unobstructed ocean view in Lefkada.



31100 Ellomenos - Lefkada

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	31100
City	Ellomenos - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 100 m^2
Usable area	approx. 100 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 4.548 m^2
Purchase price	400.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Number of floors	1
Beach	1,70
Village	3,70
Town	10
Einkaufsmöglichkeit	3,70 km
Gastronomy	3,70 km
Krankenhaus	10 km
Airport	48 km

Location

Distance to the sea: 1.7 km
Distance to town: 10 km
Distance to the village: 3.7 m
Distance to the airport: 39.5 km
Distance to the port: 1.7 km
The magnificent location will leave you with the best impressions of your vacation in Lefkada, with breathtaking blue sea, luxury and relaxation.

ACCESS:
There are 5 alternative ways to get to the island of Lefkada:

BY CAR:
Lefkada is the only island that you can reach by car for free by ferry. Use the direct current bridge that connects the island with Akarnania.

By plane:
From Eleftherios Venizelos International Airport to Spata for Aktio with scheduled and charter flights. A bus or cab will take you to Aktio airport 20 km away to Lefkada.

BY PRIVATE BOAT:
Numerous services are available in the marina of Lefkada:

By bus (coach):
Another way to get to Lefkada is by bus from Athens,

BY BOAT:
There are daily ferries connecting Corfu with Igoumenitsa, although times change depending on the season.

Property description

In a privileged location in the south of Lefkada, near Sivota and Mikros Gialos, this fully furnished detached house with a living area of 100 m^2 is for sale.
It is situated on a private plot of 4,548.33 m^2 and offers unobstructed views of the sea, the mountains and the green natural landscape of the surrounding area.
Built in 2008, the house is characterized by privacy, tranquillity and an open plan feel, combining easy accessibility with the natural beauty of the region.
The house is spread over one level and consists of a spacious living room, a fully equipped kitchen, three comfortable bedrooms and two bathrooms.
It is bright, well ventilated and particularly pleasant to live in, with large openings that flood all the interior spaces with natural light.
Features include autonomous heating, solar water heater, aluminum windows with double glazing, tiled floors, security door, security cameras, storage room, water tanks and ample outdoor parking.

A particular advantage of the property is the large surrounding plot, which offers numerous possibilities for further use and upgrading, be it for the creation of a garden, outdoor areas for recreation or for future extensions or improvements to the house.

At a short distance from the sea and the beach of Mikros Gialos and only a few minutes from Sivota, this property is ideal both as a private vacation home and as an investment for tourist use in one of the most beautiful areas of Lefkada.

Equipment/Features

-Outside the land use plan
- Chimney
- Air conditioning
- garden
- Fencing

- Storage room
- Furnished
- Security door
- Solar water heater
- Double glazingTrees
- Vacation home
- Longitudinal orientation
- Tiles
- Aluminum windows
- Amazing good condition

Other data

It is proposed as a vacation home, but also as an investment property.property details:_

Close to
airport
marina
beach
Hospital
Restaurant
Basic stores



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

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