Property ID I4858

Charming luxury villa comprising 2 separate living units with a pool and ocean views, near Lefkada!



31100 Apolpaina - Chora- Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Apolpaina - Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 460 m^2
Usable area	approx. 460 m^2
Number of rooms	11
Number of bedrooms	8
Number of bathrooms	5
Plot size	approx. 3.736 m^2
Purchase price	2.300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2011
Condition	Sehr gut
Combustion	Alternative
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	6 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	1,50
Town	2,40
Krankenhaus	2,40 km
Airport	25,90 km
Pets	Yes

Location

The town of Lefkada, the marina and the beach of Agios Ioannis are within walking distance, while Aktion airport is easily reached by car.

Distance to the sea: 1.5 km
Distance to the town: 2.4 km
Distance to the airport: 25.9 km
Distance to the harbor: 2 km

Property description

In Apolpaina, Lefkada, in a quiet and privileged location, just a few minutes from the town, an impressive luxury villa with approx. 460 m^2 of living space is for sale, consisting of two separate residential units.

The property offers unique panoramic views of Lefkada town, the marina, the lagoon and the Ionian Sea and combines privacy, comfort and direct access to the island's infrastructure in a rare way.

The two residential units with approx. 150 m^2 and 306 m^2 of living space have a total of 8 bedrooms, 5 bathrooms, 3 kitchens, spacious living and dining areas and 3 fireplaces.
The architecture combines natural stone, wooden elements and large window fronts to create bright and warm rooms with a direct connection to nature.

The first unit has a living room with fireplace, a kitchen, a dining room, 3 bedrooms, a bathroom and verandas with views. The second and larger house includes a spacious living room with fireplace, a modern kitchen, a dining room, a guest room with en-suite bathroom, three bedrooms each with en-suite bathroom and a separate master suite with living room, fireplace, private kitchen and verandas.

The house was built in 2011 and is fully furnished and equipped.
It has a security door, an alarm system, air conditioning and a heating/cooling system with fan coil unit, offering comfortable living all year round.

The outdoor area is dominated by the large swimming pool, which is surrounded by spacious verandas, relaxation areas and a beautifully landscaped Mediterranean garden with olive trees, fruit trees, fragrant plants and stone paths.

The property also has a parking lot, a paved driveway and is east-facing.

Equipment/Features

- Sea view
- Internet access
- swimming pool
- Air condition
- garden
- fence
- Furnished
- Fireplace
- balcony
- Security door
- Alarm system
- Double glazing

- Interior staircase
- barbecue
- trees
- Lawn
- Country house
- Mountain view
- Panoramic view View

Asphalted driveway

- Facade
- Wooden floors
- Tiles
- Aluminum frame
- Very good condition
- View of the cityscape
- Heat pump
- Covered terrace

Nearby:

- Airport
- Harbor
- Marina
- Beach
- Hospital
- Restaurant
- Supermarket
- Small stores

Other data

This aesthetically pleasing property is ideal as a private residence, vacation home or luxury vacation property in one of the most desirable locations near the town of Lefkada.



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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