

Property ID N4875

Under construction: a stunning stone house with beautiful views of nature and the sea in a quiet, idyllic location!



31100 Ellomenos, Präfektur Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Ellomenos, Präfektur Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 200 m ²
Usable area	approx. 200 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 1.500 m ²
Purchase price	600.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2026
Condition	Unvollendet
Combustion	Wind / Water heat pump
Number of floors	2
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,85
Town	20
Krankenhaus	20 km
Airport	42 km

Location

The location combines tranquility with easy access:

The property is located about 850 m from the sea and Vlychos Bay, about 2 km from Desimi Beach, 20 km from Lefkada Town, and about 42 km from Aktion Airport.

Property description

In a quiet, green setting near Vlychos, Lefkada, a detached stone house currently under construction is for sale.

The 1,500 m² lot offers a beautiful view of the natural surroundings and the sea. The house is at an advanced stage of construction and stands out for its stone architecture, tiled roof, large windows, and the impressively high wooden ceiling in the main area.

The ground floor covers approximately 130 m² and features a large, open-concept living room, a dining room, and a kitchen located in the rear left section. Depending on the available floor plan, the house offers space for a total of four bedrooms two on the ground floor and two in the attic. The attic, measuring approximately 70 m², offers additional design possibilities, tailored to the new owner's needs.

The property features bathrooms and restrooms, and the final interior design can be customized according to the buyer's preferences. Of particular interest is the lower part of the property, where old stone structures and agricultural tanks/storage areas have been preserved, likely indicating the area's former use.

A natural, seasonal stream runs right next to the property, enhancing the sense of privacy and connection to nature.

The current asking price is €600,000.

The house can be completed at a total cost of approximately 850,000 €, depending on the final choice of materials and design.

In addition, there is the option to purchase an adjacent lot with a building permit for €220,000, as well as a third adjacent lot of approximately 1,000 m² without a building permit for €100,000.

By combining these properties, it is possible to create a larger private estate or a small residential complex surrounded by nature.

Equipment/Features

- Ocean view
- Internet
- Air conditioning
- Balcony
- Garden
- Fence
- Internal staircase
- Trees
- Lawn
- Stone
- Country house
- Mountain view
- Panoramic view
- Access from a country road
- Front-facing lot
- Under construction
- Unfinished
- Tiles



Near:

- Beach
- Hospital
- Restaurant
- Supermarket
- Shops for daily needs
- Harbor

Other data

This is an interesting opportunity for buyers who are looking for a characterful stone house with privacy and would like to renovate it according to their personal vision in a quiet area of Lefkada surrounded by nature.

Note: The photorealistic images are for illustrative purposes only and show a possible final appearance of the property once construction is complete. The current condition is shown in the photos.



Your contact person

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