

Property ID N4890

Newly built luxury stone villa, 70 m<sup>2</sup>, with a private pool and breathtaking ocean views in Loutsa, Preveza!



48100 Preveza - Loutsa - Fanari



## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	48100
<b>City</b>	Preveza - Loutsa - Fanari
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 70 m <sup>2</sup>
<b>Usable area</b>	approx. 70 m <sup>2</sup>
<b>Number of rooms</b>	2
<b>Number of bedrooms</b>	1
<b>Number of bathrooms</b>	1
<b>Plot size</b>	approx. 1.000 m <sup>2</sup>
<b>Purchase price</b>	500.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt. vom Kaufpreis
<b>Year of construction</b>	2024
<b>Condition</b>	New construction
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Cable Sat TV</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	1
<b>Airport</b>	12 km

### Location

The villa is ideally located, just a 5-minute drive from the beach.

Thanks to its proximity to the beaches of Valtos and Lichnos, it's the perfect base for exploring Parga, Lefkada, and Sivota.

### Property description

A newly built luxury villa with a natural stone facade, 70 m<sup>2</sup> of living space, and a private pool is for sale in LOUTSA PREVEZA. From here, you can enjoy an unobstructed view of the Ionian Sea.

The villa is nestled in a lush garden and offers breathtaking ocean views.

It combines traditional stone architecture with modern luxury for ultimate relaxation.



The property features a comfortable, open-concept living room with a fireplace, a fully equipped kitchen, one bedroom, and one bathroom.

It features a garden with various trees and plants, a pergola with a dining area and barbecue, a private infinity pool, a charging station for electric vehicles, and a parking space.

## Equipment/Features

- Additional Features: Luxurious

Amenities:

- Distance to the sea: 1000 m
- Storage room
- Terrace
- Corner lot
- Bright
- Satellite connection
- Lot size: 1000 m<sup>2</sup>
  
- View
- Private garden
- Air conditioning
- Window frames: Aluminum
- Swimming pool
- Security door
- Orientation: Southwest
- Access road: Paved
- Facade
- Insect screens
- Alarm system
- Fireplace
- Glazing: Double-glazed
- Flooring: Tiles
- Bright

## Other data

It is suitable as a vacation home, a permanent residence, or an investment property.



**Your contact person**

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