

Property ID N4892

An impressive, very well-maintained house with a magnificent view of the sea and the town of Lefkada!



31100 Apolpaina - Chora- Lefkada

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	31100
City	Apolpaina - Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 120 m ²
Usable area	approx. 120 m ²
Number of rooms	4
Number of bedrooms	2
Number of bathrooms	3
Plot size	approx. 330 m ²
Number of sep. toilets	1
Purchase price	550.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2000
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Beach	2
Town	2,50
Krankenhaus	2,50 km
Airport	29 km

Location

Distance to the sea: 2 km
 Distance to the city: 2.5 km
 Distance to the town center: 10 m
 Distance to the airport: 29 km
 Distance to the harbor: 2.5 km

Property description

A detached house with 120 m² of living space is for sale in Apolpaina, near Chora, Lefkada, on a 330 m² lot.

It offers magnificent views of the sea, the town of Lefkada, the area around Agios Ioannis, and the vast horizon.

The house is located in a quiet, low-traffic area and offers privacy as well as easy access to Chora and the region's beaches.

The house has 120 m² of living space and includes 3 bedrooms with large built-in closets, 2 bathrooms, a cozy living area with a fireplace, a dining area, and a separate Scavolini kitchen with high-quality appliances and Grohe fixtures.

The interior features Spanish tiles, Italian Murano light fixtures, high-quality double-glazed windows, insect screens, roller shutters, and aluminum window shutters.

The house features an independent oil-fired heating system, air conditioning, an alarm system, a security door, and porches offering stunning views and plenty of natural light. In addition, the ground floor features a separate garage with approximately 38 m² of usable space, which is not included in the 120 m² of living space of the main house.

This garage is equipped with a restroom, a storage room, and pre-wiring for a kitchen, offering versatile usage options.

Equipment/Features

- Within the community
- Ocean view
- Fireplace
- Air conditioning
- Energy efficiency class B
- Internet
- Swimming pool
- Balcony
- Garden
- Fence
- Storage room
- Located within a gated community
- Furnished
- Alarm system
- Boiler
- Double-glazed windows
- Trees
- Lawn
- Country house
- Paved driveway



- Facade
- Brick
- Aluminum frames
- Excellent condition
- View of the cityscape
- Heat pump
- Covered porch

Other data

The property features a garden, lawn, and stonework, and offers the possibility of building a 3 x 7 m swimming pool.

The property also has structural approval for the construction of an additional 80 m² floor, which increases its value and future potential.

It has a building identification number; the preliminary building permit (PEA) is currently being processed and can be issued immediately upon signing the contract.



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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