

Property ID N4914

Stunning, luxurious villa with a pool and ocean view, just about 200 meters from the beach, in Agios Ioannis!



31100 Agios Ioannis - Chora - Lefkada



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Agios Ioannis - Chora - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 154 m ²
Usable area	approx. 154 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	4
Plot size	approx. 1.460 m ²
Purchase price	1.250.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	6 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,18
Village	0,10
Town	4
Einkaufsmöglichkeit	0,10 km
Gastronomy	0,10 km
Krankenhaus	4 km
Airport	26,70 km

Location

Distance to the sea: 180 m
 Distance to the city: 4 km
 Distance to the town center: 100 m
 Distance to the airport: 26.7 km
 Distance to the harbor: 4.3 km
 Within a residential area

Property description

In Agios Ioannis, Lefkada, just about 200 meters from the beach, a luxurious villa with 154 m² of living space on a 1,460 m² lot is for sale.

The property was built in 2008 and is located in one of Lefkada's most renowned coastal settings.

It combines direct access to the sea, complete privacy, and a stunning view of the natural landscape.

The villa is situated at the foot of a lush green hillside and offers breathtaking views of the deep-blue sea.

The outdoor area was designed with a focus on tranquility, comfort, and enjoyment and includes an impressive garden, a large private swimming pool, sunbathing areas, and a covered outdoor dining area.

The property spans two floors.

The ground floor features a spacious, open-concept living, dining, and kitchen area, a small bathroom/toilet, and two comfortable bedrooms, each with its own bathroom.

An interior wooden staircase leads to the first floor, where the master bedroom is located the largest and most exclusive room in the villa.

The interior is fully furnished and equipped, featuring elegant design, high-quality brand-name appliances, and a functional layout.

All rooms are air-conditioned, and a fireplace provides warmth and coziness. Central heating is also available.

The absolute highlight of the villa is the outdoor area: the large private pool, the garden, the relaxation areas, and the covered dining area offer an ideal setting for summer stays, entertaining guests, and relaxation.

The property also features three storage rooms with a total area of 31 m² and six parking spaces all features that make the property ideally suited for both private use and tourism.

Equipment/Features

- Ocean view
- Internet
- Fireplace
- Air conditioning
- Swimming pool
- Balcony
- Garden
- Fence
- Storage room



- Furnished
- Pets allowed
- Security door
- Solar water heater
- Boiler
- Double-glazed windows
- Indoor staircase
- BBQ area
- Trees
- Automatic irrigation
- Lawn
- Country house
- Mountain view
- Panoramic view
- Asphalt driveway
- Facade
- Tiles
- Aluminum window frames
- Excellent condition
- Covered porch

Nearby:

Bus stop

Hospital

Pharmacy

School

Gas station

Restaurant

Supermarket

Square

Park

Taxi

Stadium

Airport

Parking lot

Harbor

Hotel

Marina

Kiosk/convenience store

Beach

Grocery stores

Church

Bank

ATM



Other data

This villa is an excellent choice for anyone looking for a luxurious vacation home near the sea, as well as for investors interested in a property with potential for high-end tourist use.

Its location, private pool, spacious rooms, ample storage, and proximity to the beach make this villa a particularly remarkable offering on the Lefkada real estate market.



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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