

Property ID Z4926

## Detached stone house in an authentic traditional style with ocean views and a pool in a quiet location



**29100 Zakynthos - Akrotiri, 2511058**

## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 29100                                       |
| <b>City</b>                                | Zakynthos - Akrotiri                        |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Ionisches Meer                              |
| <b>Living area</b>                         | approx. 165 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 165 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 4                                           |
| <b>Number of bedrooms</b>                  | 3                                           |
| <b>Number of bathrooms</b>                 | 3                                           |
| <b>Plot size</b>                           | approx. 400 m <sup>2</sup>                  |
| <b>Purchase price</b>                      | 420.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2008                                        |
| <b>Condition</b>                           | Sehr gut                                    |
| <b>Combustion</b>                          | Electric                                    |
| <b>Heating type</b>                        | Autonomous heating                          |
| <b>Number of floors</b>                    | 2                                           |
| <b>Parking spaces</b>                      | 2 Private parking spaces                    |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 0,35                                        |
| <b>Village</b>                             | 0,50                                        |
| <b>Town</b>                                | 2,40                                        |
| <b>Airport</b>                             | 6 km                                        |

### Location

The location rounds out the overall picture. The sea is 350 meters away, and the famous Tsilivi Beach is 1,500 meters away. Zakynthos Town and the harbor are just 2.5 km away, and the airport is 6 km away close enough to everything yet far enough from the hustle and bustle.

### Property description

A unique, detached stone house in Akrotiri on Zakynthos is for sale.

It was built entirely of stone and wood, crafted with passion and great attention to detail.

The traditional stonework harmonizes with the warm wooden frames and exposed ceiling beams. The result is a space that combines authenticity with modern comfort without sacrificing either.

The 165 square meters are generously and thoughtfully distributed across two levels: three bedrooms, including two master bedrooms, two bathrooms, and a separate half-bath.

Inside, everything is in its place. An open, bright living area with a fireplace that creates the perfect atmosphere on both summer evenings and cold winter nights, a fully equipped kitchen, an interior staircase connecting the two levels, air conditioning, and a solar-powered water heater.

The rooms are practical and thoughtfully designed: nothing superfluous and nothing missing.

Outside, the character of the property changes.

A private swimming pool, terraces with ocean views, a garden framed by olive trees, and a paved, fenced-in courtyard. A spot for morning coffee, another for sunset, and lounge chairs right by the water.

Daily life here unfolds at a more leisurely pace.

And one detail that matters: The house is part of a discreet community with just six detached homes close enough to neighbors to provide security, yet far enough away to ensure privacy and tranquility.

Built in 2008 and renovated in 2020.

Ample parking for two vehicles and an outdoor storage shed.

## Equipment/Features

- Good views
- Ocean view
- Fireplace
- Air conditioning
- Energy efficiency class D
- Internet
- Swimming pool
- Balcony
- Garden
- Fenced
- Storage room
- Furnished
- Solar water heater
- Double-pane windows
- Internal staircase
- Trees
- Stone house
- Vacation home



- Access via paved road
- Oriented lengthwise
- Oriented toward the front
- Tiled floors
- Wooden windows
- Remarkably good condition
- View of the countryside
- Traditional natural stone
- Enclosed terrace

## **Other data**

A property that is ready to be lived in or to generate income: as a vacation home, a short-term rental, or a characterful investment.



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

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