Konstantin Korakas Immobilien

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Property ID I4972

A stunning villa with a pool and breathtaking views of the sea and the surrounding nature to the east.



31100 Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 340 m^2
Usable area	approx. 340 m^2
Number of rooms	9
Number of bedrooms	5
Number of bathrooms	7
Plot size	approx. 2.500 m^2
Purchase price	1.480.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2010
Condition	Sehr gut
Combustion	Oil
Heating type	Floor heating
Number of floors	4
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,95
Village	0,05
Town	7,40
Einkaufsmöglichkeit	0,05 km
Gastronomy	0,05 km
Krankenhaus	7,40 km
Airport	28,50 km
Pets	Yes

Location

Distance to the sea: 950 m
Distance to the city: 7.4 km
Distance to the town center: 50 m
Distance to the airport: 28.5 km
Distance to the harbor: 2.3 km

BY CAR:
Lefkada is the only island you can reach by car via a free ferry. To do so, use the DC bridge that connects the island to Acarnania.

By plane:
From Eleftherios Venizelos International Airport to Spata for Aktio, with both scheduled and charter flights. A bus or taxi will take you from Aktio Airport20 km awayto Lefkada.

BY PRIVATE BOAT:
Numerous services are available at the Lefkada Marina:

By bus:
Another way to get to Lefkada is by bus from Athens,

BY BOAT:
There are daily ferries connecting Corfu with Igoumenitsa, with schedules varying by season.

Property description

A unique villa with 340 m^2 of living space on a 2,500 m^2 private lot is for sale in Katouna, Lefkada.

The property features a swimming pool, a landscaped garden, and stunning views of the sea and the surrounding natural landscape.

Built in 2010, the house spans multiple levels, making optimal use of the property's hillside location. This creates spacious rooms, separate entrances, and a high degree of functionality.
The villa features a living room, a dining room, a kitchen, an office, a fireplace, five bedroomsmost of which have en-suite bathroomsas well as a separate apartment of approximately 50 m^2 that can be used independently. The interior features a warm, traditional ambiance with exposed wooden beams, stone elements, arches, an interior staircase, and tile and wood-look flooring.

Outside, the villa features a large swimming pool with a comfortable area for sun loungers and seating, an outdoor bar, a grill, a wood-burning oven, a garden with mature trees, plenty of greenery and rock formations, a private chapel, an outbuilding of approximately 15 m^2, storage rooms, and open parking spaces.

Equipment/Features

Amenities include heating with radiators, air conditioning, aluminum windows, double-glazed windows, fly screens, a solar water heating system, and an alarm system.

- Located within a gated community

- Ocean view
- Fireplace
- Air conditioning
- Swimming pool
- Balcony
- Garden
- Fence
- Storage room
- Furnished
- Security door
- Alarm system
- Solar water heater
- Boiler
- Double-glazed windows
- Indoor staircase
- BBQ area
- Trees
- Automatic irrigation
- Lawn
- Stone
- Country house
- Mountain view
- Paved driveway
- Hardwood floors
- Tiles
- Aluminum window frames
- Excellent condition
- View of the countryside
- Covered porch
- Nearby
- Airport
- Harbor
- Marina
- Beach
- Hospital
- Restaurant
- Supermarket
- Marketplace
- Small shops

Other data

The villa is located approximately 950 meters from the sea and is suitable both as a private residence and for tourist use on Lefkada.



Your contact person

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