

Property ID P5085

A particularly well-maintained single-family home of high construction quality in the center of Ermioni



21051 Ermioni



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	21051
City	Ermioni
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 300 m ²
Usable area	approx. 300 m ²
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	3
Plot size	approx. 300 m ²
Number of sep. toilets	1
Purchase price	540.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Parking spaces	1 Private parking space
Balcony	Yes
Beach	0,25
Village	0,25
Town	7
Einkaufsmöglichkeit	0,25 km
Gastronomy	0,25 km
Krankenhaus	7 km
Airport	200 km

Location

As an example, we mention that the residence is located at a distance of 600 meters from the center of the settlement and the port. 2,000 meters from the wonderful top beaches of the area, 13 km from the professional golf course under construction, 200 km from Athens International Airport.

In the above distances we must also mention the easy accessibility of the wonderful, picturesque islands of Spetses and Hydra.

Property description

In the heart of Ermioni, in a prime location that offers direct access to the market and the harbor with a beautiful view of the green spaces and the harbor, a three-story single-family home is for sale.

This is a particularly well-maintained property of high construction quality, distinguished by its excellent condition, sophisticated aesthetics, spacious rooms, and the high-quality materials used on every level.

The tiled roof, the elegant railings, the large balconies, and the home's overall architectural design create a timeless and exceptionally attractive result.

The ground floor houses a separate apartment consisting of a bedroom, a kitchen, and a bathroom, with direct access to a private balcony, offering an ideal solution for accommodating relatives and friends or for short-term rentals. On the same level, there is also an enclosed private garage, which has been converted into a storage room.

Access to the first floor is via either an elevator or the outdoor staircase. There you'll find a particularly spacious open-concept living, dining, and kitchen area designed for everyday comfort and functionality, with large French doors leading directly onto the veranda. This level also features a bedroom and a bathroom.

The interior staircase or the elevator leads to the second level of the house, where the sleeping area is located. Here there are three bedrooms, two of which have access to a large balcony with a view, while the third has its own private balcony. This level is complemented by a spacious bathroom that meets the family's needs.

At the rear of the property, a lovely outdoor area with a BBQ has been set up, ideal for relaxing and socializing; there is also an additional private outdoor parking space available.

Equipment/Features

- Within a residential complex
- Good visibility
- Ocean view
- Fireplace
- Energy efficiency class F
- Elevator
- Air conditioning
- Balcony
- Storage room
- Furnished
- Pets allowed
- Double-pane windows
- Internal staircase



- BBQ
- Diagonal orientation
- Mountain view
- Access via paved road
- Oriented lengthwise
- Oriented toward the front
- Tile flooring
- Aluminum windows
- Good condition
- City view
- Countryside view
- Enclosed terrace

Other data

This property is an excellent choice both as a permanent residence and for vacation use or as an investment, as it combines modern comforts, high-quality construction, and outstanding functionality in one of the most beautiful and authentic regions of Argolis.



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

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.