Konstantin Korakas Immobilien

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Property ID F2372

Wonderful villa right by the sea with a generously planted garden and unobstructed sea views!

48100 Preveza - Kanali, P-6000

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	48100
City	Preveza - Kanali
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 150 m^2
Number of rooms	5
Number of bedrooms	2
Number of bathrooms	3
Plot size	approx. 3.000 m^2
Number of sep. toilets	1
Purchase price	850.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Condition	Well maintained
Combustion	Oil
Heating type	Central heating system
Number of floors	3
Parking spaces	6 Private parking spaces
Terrace	Yes

Location

The location offers an excellent natural environment as it combines nature and the sea in one breath.

The distance to the sea is 50 meters,

Property description

In Preveza Kanali: wonderful detached villa with approx. 150 m^2 living space built on a plot of approx. 3,000 m2

Architecturally worth seeing and modern design.

There is a very large and beautiful outdoor area with palm trees, plants, trees, lawn, covered barbecue and parking spaces
The plot ends in front of the sandy beach, which is almost private and accessible from the plot of the property

Covered barbeque area and outdoor dining area.

The detached villa, built in 2008, is in very good condition, excellent construction in front of a sandy beach and with uninterrupted sea views and unobstructed views from all sides of the villa and the outside area.

The detached house consists of 2 first floor apartments of 75 m2 each, which can be combined into one large apartment.

Each apartment of 75 square meters is fully furnished and consists of 1 bedroom, large kitchen-living room, bathroom and has a separate entrance with a large balcony overlooking the sea.

There is a 20 square meter attic with separate entrance, consisting of 1 bedroom, small kitchen, bathroom.

In the basement there is another 150 sqm of unfinished space that can be converted into 2 apartments or 1 large single apartment

Oil central heating, air conditioning, solar hot water supply,
beautiful tiled floors, double insulated glazed aluminum windows
with shutters.

The property has a very large and beautiful outdoor area with exotic trees and lawns and direct access to the beach with fine sand and clear blue water
Ideal for country and permanent residence, but also as an investment professional property

Equipment/Features

separate storage room
Distance from the sea (m.): 10
veranda
corner
double glazing
Plot area: 3000 sqm
Solar water heater
view
garden
Air conditioning
Frame: Aluminum
Security door
Orientation: Southwest
Access from: Asphalt
Face to face
Attic
Awnings

Type of floors: Tiles
Light
Access for people with disabilities

Your contact person

Herr Dipl.-Ing. Konstantin Korakas

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