

Property ID P2934

Luxurious villa with pool, fully furnished with
unobstructed sea views,
in Kariotika, Xylokastro.



20400 Xylokastro, 655176 1590122



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	20400
City	Xylokaastro
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 384 m ²
Usable area	approx. 384 m ²
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 250 m ²
Purchase price	780.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2005
Condition	Well maintained
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Elevator	No lift
Cable Sat TV	Yes
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Beach	0,90
Village	0,10
Town	0,50
Einkaufsmöglichkeit	0,10 km
Gastronomy	0,50 km
Airport	150 km
Available from (text)	Immediately

Location

Es ist nur 1,7 km vom Zentrum von Xylokaastro, 900 m vom Meer und nur 1 Stunde und 30 Minuten vom internationalen Flughafen Athen entfernt.

Property description

A 384 m² villa on a 691 m² plot is for sale in Kariotika Xylokaastro.

The villa is fully furnished, offers unobstructed sea views and comprises three (3) levels.

The first level (basement 128 m²/1377 ft²) consists of a bedroom/guest room with bathroom, games room, WC, boiler room and storage/laundry room.
In addition to the internal staircase, the basement has its own separate entrance.

The second level (first floor 154 m²/1657 ft²) consists of the main entrance, a huge open plan living room, kitchen and bar with an energy efficient fireplace and large patio doors and also offers excellent views of the garden and the sea as a separate room where the residence's gym is located.

The third and final level (1st floor 100 m²/1076 ft²) consists of three (3) bedrooms and two (2) bathrooms.
One of the three bedrooms is a master bedroom with dressing room and a bathroom with shower and Jacuzzi as well as garden and sea views.

This luxurious residence is equipped with aluminum window frames with double glazing, solar water heater and boiler connected to the central heating, alarm system, security doors, heated swimming pool 59 m²/ft², heating-cooling: mixed floor system on the first floor and beyond on the 1st floor and radiators in the basement, central heating and cooling. Floor and radiators in the basement, central cooling system with air ducts and local units, smart home system to control the entire house from the computer, internet and tele-voice in all areas (the networks end in a central patch panel in the computer room), installation of 5 kW photovoltaic, bar, billiards, jacuzzi, gym, energy fireplace, Petco kitchen with SMEG appliances and two covered parking spaces.

This beautiful residence offers unobstructed views of the garden and the sea from almost all areas of the first floor and second floor.

Equipment/Features

- Meeresblick
- Kamin
- Klimaanlage
- Satelliten Fernsehen
- Internet
- Schwimmbad
- Balkon
- Garten
- Lagerraum
- Möbliert
- Haustiere erlaubt
- Sicherheitstür
- Alarm



- Video-Gegensprechanlage
- Solarwassererhitzer
- Kessel
- Spielzimmer
- Doppelverglasung
- Innentreppe
- Grillen
- Bäume
- Automatische Bewässerung
- Rasen
- Ferienhaus
- Zufahrt über Asphaltstraße
- Duale Aspektorientierung
- Fassadenausrichtung
- Fliesen
- Fensterrahmen aus Aluminium
- Sehr guter Zustand

Other data

Ideal for both a summer residence and a permanent home, it offers privacy away from the city hustle and bustle with unlimited sea and mountain views from almost all rooms and areas of the residence.



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.