

Property ID P3021

Unique detached house that combines aesthetics with high-quality construction in Ancient Epidavros.



21059 Epidavros - Archaia Epidavros

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21059
<b>City</b>	Epidavros - Archaia Epidavros
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 213 m <sup>2</sup>
<b>Usable area</b>	approx. 213 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 1.753 m <sup>2</sup>
<b>Purchase price</b>	625.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2006
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	3 Garages
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	2,50
<b>Village</b>	2,50
<b>Town</b>	2,50
<b>Einkaufsmöglichkeit</b>	2,50 km
<b>Gastronomy</b>	2,50 km
<b>Airport</b>	160 km

### Location

This detached house is ideal for those looking for a living space that combines luxury with natural beauty. It is a true paradise that combines comfort with an aristocratic atmosphere.

A very quiet and safe area that benefits from lush greenery with an attractive landscape morphology, as well as the surrounding newly built houses and villas. A nearby good infrastructure and the proximity to Athens -about 1.5 hours drive- make the area attractive and highly sought after.



## Property description

A dream home in the middle of nature!

Discover luxurious features in every corner of a unique family home that combines refined aesthetics with high-quality construction.

The property is set in a spectacular landscape with lush vegetation that surrounds the property and conveys a feeling of relaxation.

The main feature of the single-family villa is the excellent construction quality: this detached house is the result of the combination of high-quality materials and high-quality construction. Every detail has been carefully designed to provide comfort and luxury.

Natural surroundings: The property is located in a dreamlike landscape with dense vegetation and offers a feeling of tranquillity and absolute privacy. The views of the surroundings are impressive and provide the ideal setting for relaxation.

Large garden of approx. 1753 m<sup>2</sup>: The lush green garden creates a relaxed atmosphere.

Tastefully designed, it offers opportunities for relaxing, socializing and creating special moments.

Luxury pool with an area of approx. 72 m<sup>2</sup> : Enjoy the summer sun while swimming in the beautiful pool. A recreational paradise that offers unique moments of relaxation.

Spacious living areas: The rooms have been designed with comfort and functionality in mind. Large glass surfaces allow natural light to enter every room.

On the first floor there is an enclosed parking area of 79 sqm, suitable for 3 cars plus storage rooms.

The property also has oil heating, a fast internet connection and an alarm system on all levels.

## Equipment/Features

- Fireplace
- Fireplace
- Air conditioning
- Internet access
- Swimming pool
- balcony
- garden
- storeroom
- Pets allowed



- alarm
- Playroom
- Double glazing
- Internal staircase
- barbecue
- Trees
- Automatic irrigation
- Lawn
- Vacation home
- View of the mountains
- Access via asphalt road
- Dual aspect orientation
- Tiles
- Wooden window frames
- Excellent condition

## **Other data**

Finally, it is worth noting that the property is located approximately 160 km from Athens International Airport.



**Your contact person**

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