

Property ID C3176

Modern luxury villa as a smart home, with pool, large garden and future energy savings.



49083 Poulades

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	49083
City	Poulades
Country	Greece
Additional geographical information	Korfu
Living area	approx. 197 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 6.700 m ²
Purchase price	850.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Combustion	Oil
Heating type	Central heating system
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	3,50
Village	3
Town	12
Airport	12 km

Location

This wonderful area full of contrasts covers the entire central part of Corfu from the east to the west coast. The view of the sea, the landscape, the mainland, the sunrise or the spectacular sunset - all this is offered to you in this area.

With easy access to a variety of amenities and facilities, the central area is particularly popular with those looking to live on the island all year round, but also with those looking for an investment opportunity to take advantage of the rental market.

Beautiful, hidden, sleepy, traditional mountain villages, glorious beaches, proximity to Corfu Town, the airport and the port - wherever you look in the area, there is something to suit all tastes and lifestyles.

For the yachtsmen among you, there is the renowned and well-organized marina of Gouvia - the largest marina in the Ionian Sea, which has up to 1235 berths and dry docks for around 520 boats.

For golfers there is the 18-hole golf course in the Ropa Valley and for hikers there are numerous hiking trails inland and along the coast throughout the region. Not forgetting the popular Aqualand water park for thrill seekers or those who simply want to spend time in a water oasis.

Distance to the beach:
3.5 km

Distance to local amenities:
3 km

Distance to the airport:
12 km

Distance to Corfu town:
12 km

Distance to the port:
11 km

Distance to golf:
10 km

Property description

This delightful 4 bedroom villa with private garden and stunning views of the surrounding countryside is centrally located on the island in the area of Poulades. It is close to the marina of Gouvia and only 15 minutes drive from Corfu Town, making it perfect for year-round living or as a vacation home with easy access to all amenities and beaches.

Located in the area of Poulades in the center of Corfu, this beautiful villa offers a wonderful rural setting and complete privacy while providing easy access to all amenities and the sea. Gouvia and its international marina are just a short drive away, and Corfu Town and the airport can be reached in 15 minutes.

The elevated position on the hillside makes for beautiful views - a magnificent, open panorama of the surrounding countryside and the sea in the distance. The villa is set in a private garden, landscaped with lawns and surrounded by beautiful mature trees and shrubs - perfect for entertaining, relaxing and al fresco dining.

With 197 m² of living space on two levels and an additional 20 m² of storage space, the villa offers spacious, comfortable living spaces. On the first floor there is a large



open plan living and dining area with fireplace and high, exposed wooden beamed ceilings.

On one side there are large patio doors giving access to an outdoor dining area and on the other side further patio doors lead to a seating area in a private part of the garden. There is a large open plan area currently used as an office, a fully fitted kitchen with space for informal dining, a laundry room and a bathroom.

Equipment/Features

An internal staircase leads to the upper floor where there are 4 bedrooms with beautiful beamed ceilings, two of which have access to their own covered balconies from which to enjoy the magnificent views. A family bathroom with bathtub completes this level.

Other data

Air conditioning

Private parking lot

Land and sea view

Central heating

Private garden with privacy and olive trees



Your contact person

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