

Property ID C3180

Newly built detached house with building reserve, in the middle of idyllic nature in central Corfu near Poulades.



49100 Korfu

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	49100
<b>City</b>	Korfu
<b>Country</b>	Greece
<b>Additional geographical information</b>	Korfu
<b>Living area</b>	approx. 185 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 5.525 m <sup>2</sup>
<b>Purchase price</b>	670.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Condition</b>	New construction
<b>Number of floors</b>	1
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	4 Private parking spaces
<b>Terrace</b>	Yes
<b>Beach</b>	3,50
<b>Village</b>	3
<b>Town</b>	11
<b>Airport</b>	11 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.

Situated in a quiet area in Poulades and with complete privacy, this property is in a great location and close to all amenities and beaches - it is less than 10 minutes' drive from Gouvia and its international marina, and Corfu Town and the airport are no more than 20 minutes' drive away.

Distance to the beach:

3.5 km

Distance to local amenities:

3 km

Distance to airport:

11 km

Distance to Corfu Town:

11 km

Distance to the port:

10 km

Distance to the gulf:

9 km

## **Property description**

This beautiful, recently built 3-bedroom villa with large garden is centrally located on the island in Poulades and offers magnificent views of the countryside. Close to Gouvia Marina and Corfu Town, it is ideal for use as a vacation home or for year-round living.

Tucked away in the lush surrounding vegetation, the villa sits on a beautiful flat plot of 5,525 m<sup>2</sup> which is fully fenced. Access is via a low traffic road with a main gate leading to a private driveway that ends at the villa.

The grounds are spectacular with a wonderful variety of trees including olives, cypresses, wild pears and walnuts. There is ample off road parking and space to build a private pool. There is also the possibility to build a further 60 m<sup>2</sup> of living space on the plot - either a separate guest house or an extension to the existing building.

The villa itself is of excellent build quality and offers 148 m<sup>2</sup> of living space on one level, with an additional 37 m<sup>2</sup> mezzanine floor.

The main entrance leads into a spacious open plan area with beautiful high beamed ceilings. Here you will find the living room with an energy fireplace and a fully equipped kitchen with space for dining. From this area, patio doors lead out onto a large covered veranda and into the garden.

There are two bedrooms and two beautifully designed bathrooms, one with a whirlpool bath.

A staircase leads from the open plan area to the spacious mezzanine floor, which is currently used as a third bedroom with its own walk-in closet.

## **Equipment/Features**

The property itself offers 235 m<sup>2</sup> of living space and consists of a main villa and a self-contained guest annexe, separated by a storage room/garage. The main entrance leads into a hallway, to the right of which is a large and spacious open plan living area - the main living room with an energy efficient corner fireplace and the dining area. It is bright and airy and has numerous patio doors leading out onto the terraces and garden.

Next to the dining area is the modern, fully equipped kitchen with a window overlooking the sea and access to a side terrace. From the hallway there is access to three bedrooms, all of which have en-suite bathrooms with showers. The master bedroom has doors leading to a shaded side terrace.

The separate guest wing consists of two bedrooms and a shared bathroom with shower. There is an open plan living room with a fully equipped kitchen. One of the bedrooms has access to a terrace and the garden. The current owner successfully rents out this outbuilding in the summer season, making it an ideal investment opportunity.

Other features of the property include hot water heating via a newly installed solar system with a large reserve tank.

## **Other data**

Private parking lot

Countryside view

Private garden with privacy and olive trees

Newly built

Absolute privacy, peace and tranquillity

Possibility to build a pool

5 minutes drive from amenities and 10 minutes from the beach

Possibility to build another 60m<sup>2</sup>



**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](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto: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.