

Property ID P3193

Beautiful detached house in a wonderful location close to the beaches of the area, Kranidi and Porto Heli



21300 Kranidi

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	21300
<b>City</b>	Kranidi
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 140 m <sup>2</sup>
<b>Usable area</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 2.000 m <sup>2</sup>
<b>Purchase price</b>	420.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	1987
<b>Condition</b>	Renovated
<b>Latest renovation</b>	2010
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	3
<b>Village</b>	3
<b>Town</b>	3
<b>Einkaufsmöglichkeit</b>	3 km
<b>Gastronomy</b>	3 km
<b>Airport</b>	200 km

### Location

As a guide, we mention that the residence is located 5 km from the center of Porto Heli and the port, 3 km from Kranidi with its stores, banks and health center and 200 km from Athens International Airport.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

## Property description

In the middle of olive groves, in a quiet green area, there is an independent house with a living space of approx. 140 square meters on a fenced real divided plot of 2,000 square meters.

The detached house was built in 1987 and extended and renovated in 2010.

It is located in a quiet area, about three kilometers from the beaches of the area, Kranidi and Porto Heli.

The house is on two levels.

On the first floor (built in 1987) you will find a cozy living room, a small sitting area with fireplace, a semi-separate office-dining room, a separate kitchen, a bathroom and 2 bedrooms.

On the second level (1st floor built in 2010) there is an unfinished kitchen area, a bright living room with access to a large terrace and a bathroom.

The levels are connected by an external staircase. Both attached to the building and outside of it, there are storage areas totaling approximately 30 square meters.

The garden is beautifully landscaped with paved paths, a patio and beautiful tree plantings.

There is a well on the property that covers the irrigation needs of the building and the garden.

## Equipment/Features

- Good view
- Fireplace
- Internet access
- Balcony
- garden
- Storage room
- Pets allowed
- Solar water heater
- barbecue
- trees
- Cottage
- Access via asphalt road
- Dual aspect orientation
- Facade orientation
- Tiles



- Aluminum window frames
- Good condition



**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.