

Property ID P3196

Sophisticated three-storey detached house with incredible views of the sea and the mountains.



20400 Kato Loutro, Xylokastro (Korinthia).

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	20400
<b>City</b>	Kato Loutro, Xylokastro (Korinthia).
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 101 m <sup>2</sup>
<b>Usable area</b>	approx. 101 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<b>Plot size</b>	approx. 350 m <sup>2</sup>
<b>Purchase price</b>	260.000,00 €
<b>External commission</b>	3,57 % vom Kaufpreis inkl. MwSt.
<b>Year of construction</b>	2006
<b>Condition</b>	Sehr gut
<b>Main energy source</b>	Electric
<b>Combustion</b>	Oil
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Elevator</b>	No lift
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	1 Garage
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	0,30
<b>Village</b>	0,20
<b>Town</b>	15
<b>Einkaufsmöglichkeit</b>	0,20 km
<b>Gastronomy</b>	0,20 km
<b>Krankenhaus</b>	15 km
<b>Airport</b>	156 km
<b>Available from (text)</b>	Immediately
<b>Pets</b>	Yes

### Location

Only 1 hour and 40 minutes from the airport, only 2 minutes walk from the beach and only 10 minutes drive from all city amenities, this residence is the ultimate example of an exceptional vacation property.

- It is 300 meters from the sea

- 15 km from the city
- The distance to the airport is 156 km

## Property description

In the beautiful area of Xylokastro and specifically in Kato Loutro, a sophisticated three-storey detached house is for sale, giving us the opportunity to own a unique home right by the blue sea.

The first level, an unfinished basement of 50 m<sup>2</sup>, can be converted into an autonomous space and is temporarily used as a laundry room with double access from inside and outside the building.

The 50 m<sup>2</sup> first floor comprises the main entrance, a bathroom and two bedrooms with direct access to terraces. Via an internal wooden staircase we reach the third and last level (1st floor 50m<sup>2</sup>).

There is a spacious kitchen and living room with fireplace that connect panoramic terraces in the northern and southern part, offering incredible views of the sea and the mountains.

It is a space that perfectly combines luxury, comfort and functionality.

## Equipment/Features

- Sea view
- Fireplace
- balcony
- Internet access
- garden
- Storage room
- Furnished
- Pets allowed
- Security door
- Boiler
- Playroom
- Double glazing
- Tents
- Internal staircase
- Trees
- Cottage
- Access via asphalt road
- Dual aspect orientation
- Facade orientation
- Parquet floor
- Wooden window frames
- Very good condition



**Your contact person**

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