Property ID P3309

# Independent stone house on three levels with unobstructed views of the horizon in a suburb of Nafplio




**21100 Nea Tiryntha**

# Unser Angebot

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|---|---|
| **Type of property** | House |
| **Kind of property** | Detached house |
| **Postcode** | 21100 |
| **City** | Nea Tiryntha |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 250 $m^2$ |
| **Usable area** | approx. 250 $m^2$ |
| **Number of rooms** | 7 |
| **Number of bedrooms** | 5 |
| **Number of bathrooms** | 3 |
| **Plot size** | approx. 200 $m^2$ |
| **Purchase price** | 360.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 2004 |
| **Condition** | Well maintained |
| **Combustion** | Oil |
| **Heating type** | Autonomous heating |
| **Number of floors** | 1 |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 3 Garages |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 6 |
| **Village** | 0,20 |
| **Town** | 6 |
| **Einkaufsmöglichkeit** | 0,20 km |
| **Gastronomy** | 0,20 km |
| **Airport** | 160 km |

## Location

In a good location outside Nafplio, lies this well-kept detached house with land.

The house is conveniently located in the area of Nea Tiryntha and offers easy access to schools, supermarkets, pharmacies and services in the area.

The property is 6 km from the sea and 6 km from the town, 100 m from the village and 160 km from the airport

The location is one of the most beautiful and microclimate praised spots in Greece.

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**

An independent stone house on three levels with a total area of 260 $m^2$. in a suburb of Nafplio is for sale.

On the first level there is a bright basement with a separate entrance, which can be used as an independent apartment.

It consists of a spacious open plan living room with kitchen, two bedrooms, a fully functional bathroom with bathtub and an internal storage room.

On the second level (mezzanine) is the main living space of the house with an area of 60 $m^2$. This level includes an open plan kitchen/living room with balcony, creating an open and inviting space, as well as an additional WC.

The third level (floor) with an area of 60 $m^2$ consists of two spacious bedrooms with large balconies with unobstructed views of the horizon and a large bathroom.
It also has a comfortable attic with an area of 60 $m^2$, which can be used as a third bedroom as it has all the necessary facilities. All levels are connected by an internal staircase that leads to the attic.

The house has aluminum window frames with mosquito nets, autonomous oil heating, a solar water heater and a fireplace in the living room. In the surrounding area there are two spacious parking spaces and a beautifully landscaped barbecue area.

This house offers comfortable living spaces on three different levels and offers privacy and functionality.

In addition, the presence of balconies allows you to enjoy the outside views and natural light.

**Equipment/Features**

- Good view
- Fireplace
- Internet access
- Balcony
- garden
- Storage room
- Pets allowed
- Security door

- Solar water heater
- Boiler
- Playroom
- Penthouse
- Double glazing
- Marquees
- Interior staircase
- Barbecues
- Trees
- Automatic irrigation
- Lawn
- Corner alignment
- Stone house
- Cottage
- Access via asphalt road
- Dual aspect orientation
- Facade orientation
- Tiles
- Aluminum window frames
- Very good condition

**Other data**

It is a small paradise of tranquillity, just a few minutes from the town of Nafplio and the famous beaches of the area.



**Your contact person**

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