Konstantin Korakas Immobilien

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Property ID P3368

# Ideal natural stone vacation villa with pool, just a few steps from the idyllic beach with sea access.




**21300 Salanti**

# Unser Angebot

| | |
|---|---|
| **Type of property** | House |
| **Kind of property** | Residential building |
| **Postcode** | 21300 |
| **City** | Salanti |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 175 $m^2$ |
| **Usable area** | approx. 175 $m^2$ |
| **Number of rooms** | 5 |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 3 |
| **Plot size** | approx. 1.400 $m^2$ |
| **Purchase price** | 600.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 2007 |
| **Condition** | Sehr gut |
| **Combustion** | Electric |
| **Heating type** | Autonomous heating |
| **Number of floors** | 3 |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 2 Garages |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 0,23 |
| **Village** | 2 |
| **Town** | 10 |
| **Einkaufsmöglichkeit** | 2 km |
| **Gastronomy** | 2 km |
| **Krankenhaus** | 10 km |
| **Airport** | 200 km |

**Location**

The location is one of the most beautiful and microclimate praised patches of land in all of Greece.

It is only 240 meters away from a quiet beach, offering unobstructed access to the blue waters and a feeling of relaxation and well-being.

Moreover, the view from every point of the residence is magnificent and offers an unobstructed panoramic view that will never cease to fascinate you.

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**

Only a few steps away from a quiet beach with access to the sea and unobstructed views of the blue water, this beautiful natural stone villa combines luxury with a rural atmosphere.

This 175 $m^2$ vacation home exudes warmth and comfort with careful design and high-quality materials.

It has large, airy living-dining areas with kitchen, 3 large and bright bedrooms with en-suite bathrooms, a spacious loft with oak flooring and an exposed wooden roof as a 4th room.

The beautiful garden extends over an area of 1,700 square meters and offers an ideal space for pleasant moments with family and friends.
Towards the sea-facing part of the garden there is a large area with a 60 $m^2$ swimming pool. Around the garden there is vegetation as well as a variety of flowers and trees that provide an ideal space to relax and unwind.

The entire property is fenced with stone walls and offers security and privacy in an environment of absolute natural beauty.

It has two entrances, one for pedestrians that leads to a path to the beach and one for cars that leads to a covered parking lot.

The location of the villa is simply outstanding and an ideal location for those seeking absolute peace, privacy and an idyllic atmosphere close to the beach!

**Equipment/Features**

- Sea view
- Fireplace
- Air conditioning
- swimming pool
- garden
- storage room
- Security door
- alarm system
- Double glazing
- Internal staircase
- barbecue

- Trees
- Automatic irrigation
- Lawn
- Attic
- Stone house
- Vacation home
- View of the mountains
- Access via asphalt road
- Dual aspect orientation
- Tiles
- Aluminum window frames
- Excellent condition



**Your contact person**

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