



## Villa for sale



### Information de l'agent

Nom:	Theodoros Tsioumis
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Pays:	Grèce
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Greek
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 1,570,000

#### Location

Pays:	Grèce
Soumis:	01/08/2024

#### Description:

For sale bright and autonomous house of 517 sqm on a 3.6 acres plot, in Vrachati, Korinthia.

Specifically, the detached house consists of:

Basement : 171 sqm : kitchen, small living room, space for learning with whiteboard.Laundry room, food pantry, general storage area. Toilet with shower.

1st floor: 147 sqm: kitchen, family room, living room, 2 WC's one with shower.

2nd floor: 149 sqm: prayer room, open space with large bookshelf, Master bedroom and Bath w/ walk-in closet. 2 Large bedrooms with Jack and Jill Bathroom with a shower and 2 walk-in closets.

Loft area: 50 sqm: 1 bedroom with open space configured as office now, 1 wc with shower and a 2nd bedroom.

There is a central AC system and only in the basement and loft areas are AC units installed on the walls while heating during the winter months is done through a heat pump DAIKEN system with diamond model radiators (German top quality). All the floors with the exception of the loft area are accessible by an elevator which makes this large home ideal for people with disabilities and the elderly.

The house is also water independent as it has its on water reserve and a water tank of 25m<sup>3</sup> with reverse osmosis system (Water is drinkable from the tap or from the refrigerator). Another great asset of this home is that it's energy dependent as well which is paramount for the consumption and fixed costs of the property. The home has 40 solar panels (25 KW) photovoltaics with a 10KW battery that is activated if



the power is cut off. In short, the home owner is stress free when it comes to their energy needs. Outside there is a chicken coop, garage, BBQ and various fruit trees such as 30 orange trees, 4 apricot trees, 2 almond trees, 2 pomegranate trees, 3 lemon trees, 2 cherry trees, a pear tree, and finally, a sour cherry tree. The property is ideal not only for commercial use but also as a permanent residence as it's autonomous, newly built and built with highest quality materials. The home is also available furnished or partly furnished upon request.

ID: 1744921

Area: 517 m<sup>2</sup>

Price per m<sup>2</sup>: € 3,037

Neighborhood: Vrachati (Vocha)

Rooms: 4

Parking spot: Yes

Construction year: 2017

Heating System: Autonomous heating system

Energy class:

A

Levels: 4

Kitchens: 2

Living rooms: 2

Bathrooms: 5

WC: 1

Status: New development

Type: Holiday home, Investment, Suitable for commercial use

Extra: Luxurious home

Année: 2017

## Commun

Chambres: 4

Salle de bains: 5

1/2 baths: 1

Pied carré fini: 517 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Building Amenities: Elevator

Nombre de pieds carrés: 4

## Rental details

Furnished: Oui

## Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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### Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/g2G4zLUCrns>

### Contact information

IMLIX ID: IX5.965.888

