



## Development Building For sale in Agrinio



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 395,000

#### Location

Pays:	Grèce
Adresse:	Greece
Indicatif régional:	301 31
Soumis:	29/08/2024

#### Description:

Development Building For sale in Agrinio Greece

Esales Property ID: es5554286

#### Property Location

Agrinio 301 31, Greece

#### Property Details

Prime Development Opportunity in Agrino, Greece

Discover Your Mediterranean Investment

This exceptional two-story development in Agrinio, Greece, offers a prime opportunity for investors and developers seeking a lucrative venture. Situated just outside the charming town of Agrino, this property



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boasts a strategic location along a major highway, ensuring high visibility and accessibility.

Discover a versatile property with endless potential. This two-story development is strategically located just outside of Agrinio, Greece, offering excellent visibility and easy access to the highway.

#### Key Features:

**Expansive Space:** Boasting a total area of 540 square meters, this property provides ample room for various commercial or residential endeavors.

**Flexible Design:** The lower level, measuring 270 square meters, is ideal for business purposes but can be easily adapted into residential apartments or a spacious home. The upper level, also 270 square meters, is designed for residential use.

**Growth Potential:** With rights to build two additional levels, this property offers the unique opportunity to expand and create a substantial four-story building.

**Proven Location:** The lower level has a successful history of serving as a KTEL bus station, demonstrating its prime location and potential for continued commercial use.

**Touristic Potential:** Located minutes from Lake Trichonida, Λίμνη Τριχωνίδα, which is the largest natural lake in Greece and is one of Greece's hidden treasures. It is situated in the eastern part of Aetolia-Acarmania, southeast of the city of Agrinio and northwest of Nafpaktos between two mountains Panaitoliko and Arakynthos. The lake is a Natura 2000 site and offers beautiful cultural landscape. The lake presents good opportunities for snorkeling and underwater photography.

**Location:** Located next to the Music School of Agrinio and KTEL Bus Station. off Highway E951 and 5 minutes from downtown Agrinio. Supermarkets, cafes, and restaurants are only a few minutes walk.

One of the most important archaeological sites in Greece is located very close by, in Thermos. The ancient Thermos has impressive arcades, temples, statues, streets, fountains and many archaeological findings. Also, a new museum has been built recently and it is quite impressive!

Nafpaktos, which is a seaside resort and one of Greece's most beautiful medieval towns, and Patras – Greece's third largest city and very busy port, are all located only an hour away.

Don't miss out on this exceptional investment opportunity. Contact us today to schedule a viewing and explore the possibilities for this well situated property.

#### ABOUT THE AREA

##### Agrinio: A Hidden Gem in Western Greece

Agrinio is a charming city nestled in the heart of western Greece, offering a blend of natural beauty, cultural heritage, and modern amenities. Surrounded by lush countryside and rolling hills, Agrinio



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provides a peaceful and idyllic escape from the hustle and bustle of larger cities.

The city boasts a rich history dating back to ancient times, with evidence of human settlement dating as far back as the Neolithic period. Visitors can explore the archaeological sites, museums, and historical landmarks that showcase the region's cultural heritage.

Agrinio is also a popular destination for outdoor enthusiasts. The surrounding area offers opportunities for hiking, biking, and exploring the natural beauty of the region. The city is located near the Achelous River, a popular spot for fishing, swimming, and water sports.

With its friendly locals, delicious cuisine, and affordable cost of living, Agrinio is an attractive destination for both tourists and long-term residents. The city offers a relaxed and welcoming atmosphere, making it a perfect place to unwind and enjoy the authentic Greek way of life.

#### MAiN FEATURES:

- \* 540m<sup>2</sup> of living space over 2 floors
- \* 540m<sup>2</sup> plot
- \* 8 Bedrooms after redevelopment
- \* 4 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Greece
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Greece fast online

#### **Commun**

Chambres:	8
Salle de bains:	4
Pied carré fini:	540 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Information additionnelle**

Virtual tour URL: [https://www.youtube.com/embed/rRU\\_i55docM?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/rRU_i55docM?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

#### **Contact information**



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