



## Moudania (Kallikrateia-Moudania)



### 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 350,000

#### Location

Pays:	Grèce
Soumis:	29/01/2025

#### Description:

For Sale Villa, Moudania ,Nea Moudania 315sq.m ,1rst , 3 level/s ,4 Bedroom/s ,2 bath/s , 3 WC , 1 parking , 2006 built year , features: Storage room, Fireplace (2), Satellite Receiver, Internet Line, Electric Appliances, Double Glazed Windows, Window Screens, Balcony Cover, Balconies, Pets Allowed, For Investment, Furnished, Neoclassical, Luxury, Mansion, Penthouse, Airy, Roadside, Bright, AirConditioning, Trees, Back yard (Garden), New Construction, Holiday Home, Autonomous - Petrol 2 fireplace/s , distance from: Seaside (m): 2000, price: 350.000€

#### Additional Information

The two independent apartments of a country house built in 2006 are for sale. First floor €160.000E, second €180.000. Each is 106sqm plus 50sqm from the ground floor level and 1650sqm from the plot. Each apartment consists of an open plan living room, 2 large bedrooms, bathroom / WC and large verandas, has individual oil heating with radiators, A / C and fireplace (that of the second floor), TEDESCO aluminum frames with screens, tiled floors, satellite installation, internet. They are sold and furnished with all the electrical equipment. It is in excellent condition - the apartment of the first has been used for only 4-5 summers. The ground floor level is an open plan area of 106sqm with 1 bathroom, ideal for playroom, gym and any other use and can be divided in two (from 50sqm). The house is located on a sloping plot of 3.3 acres, landscaped with 16 olive trees, firs, and fruit trees (peaches, apples, kaisia, cherries, figs, grapes, mustaches, almonds, walnuts, pomegranates), vegetable garden with automatic



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watering, built-in bbq with gazebo, shower, storage room and covered parking. It is on the hill (opposite the Express Service and the Enigma Mall - 250m dirt road), and offers a panoramic view of 270 degrees of the sea (1km away) and up to Mount Olympus (60km). It is 30 minutes from the airport and 60 km from Thessaloniki. INSTANTLY TRANSFERABLE. INFO IN: (+30)6945051223 - (+30)2107710150 [www.buy2greece.gr](http://www.buy2greece.gr) [buy2greece@gmail.com](mailto:buy2greece@gmail.com)

Energy Certificate: Under publication

- \* Bedrooms 4
- \* Bathrooms 2
- \* Floor 1st
- \* WC 3
- \* Building Year 2006
- \* Parkings 1

#### Features

- \* Category Residential
- \* Type
- \* Status Amazing
- \* In plot/With garden (Sq.m) 3300
- \* View Mountain View + Sea view
- \* Parkings
- \* Heating Independent
- \* Levels 3
- \* WC
- \* Price/Sq.m 1,111€
- \* EEC Under publication
- \* Code οχι σπιτογατος

#### Additional Features

- \* Storage room
- \* Fireplace (2)
- \* Satelite TV
- \* Internet Line
- \* Double Glazed Windows
- \* Sieves
- \* Balcony tents
- \* Balconies
- \* Pets allowance
- \* Investment
- \* Furnishing
- \* Neoclassical
- \* Luxury
- \* Mansion
- \* Penthouse



- \* Airy
- \* Frontage
- \* Bright
- \* AirConditioning
- \* Trees
- \* Back yard (Garden)
- \* New Development
- \* Cottage

Nouveau: Oui  
Année: 2006

## Commun

Chambres: 4  
Salle de bains: 2  
1/2 baths: 3  
Dimensions du lot: 3300 m<sup>2</sup>

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/watch?v=g2G4zLUCrns&t=11s>

## Contact information

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