



## Moudania (Kallikrateia-Moudania)



### Agent Info

Name: Theodoros Tsioumis  
 Company: Buy2Greece  
 Name:  
 Country: Greece  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +30 (210) 771-0150  
 Languages: English, Greek  
 Website: <http://buy2greece.com>

### Listing details

Property for: Sale  
 Price: EUR 350,000

### Location

Country: Greece  
 Posted: Jan 29, 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 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 1rst
- \* 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

New: Yes  
Built: 2006

### Common

Bedrooms: 4  
Bathrooms: 2  
1/2 baths: 3  
Lot Size: 3300 sq m

### Rental details

Furnished: Yes

### Lease terms

Date Available:

### Additional information

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

### Contact information

IMLIX ID: IX6.625.956

