



## Stunning 4 Bedrooms Villa for Sale on Lesbos Island



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 828,250.27 |

### Standort

|                       |  |
|-----------------------|--|
| Land:                 | Griechenland   |
| Staat/Region/Provinz: | Nördliche Ägäis  |
| Adresse:              | Lesvos Greece  |
| Veröffentlicht:       | 03.10.2024   |
| Beschreibung:         | Stunning 4 Bedrooms Villa for Sale on Lesbos Island Greece |

Esales Property ID: es5553329

### Property Location

Vatoussa  
81110,  
Lesvos  
Greece

### Property Details

Vatoussa has great internet reception and speed (similar to a T-1 line), because the transmission hub is nearby (but not visible from Vatoussa).  
Bathrooms are spacious and completed with imported Italian tile.



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Villa has been constructed of local stone, marble and tile (some imported Italian tile); all walls are steel-reinforced.

The garage has space for 2 sub-compact cars or 1 medium- to large-sized vehicle.

The entire property is enclosed by stone walls.

The property has professional landscaping and includes a century-old walnut tree, a mature olive tree, and a pomegranate tree, all yielding fruit.

Furnishings will be negotiated at point of sale

## Groceries-Shopping

Most staples can be found at Vatoussa, but a short, 5-minute drive to nearby Antissa can also supply necessities.

Many residents conduct their weekly grocery shopping at Kalloni (15-min drive), the second largest city on the island, where there are supermarkets, hardware stores, electronics stores, clothing stores, beauty salons, a health clinic, etc.

Occasionally, a few residents venture as far as Mytilene for shopping where there is a fine selection of all goods.

## Transportation and access

Access to Vatoussa is via a newly completed highway system, updating the roads from the capital city and airport at Mytilene, through the center of the island. The new highway continues straight through to the most northwesterly point at the harbor of Sigri. A local transportation system of buses connects all cities and villages, with multiple trips daily.

Two harbors are located a short drive (less than 15 minutes) away at Kalloni and Gavathas, where boats can be moored. Larger harbors are located at Sigri and Molyvos, less than a half-hour drive away, both deep-sea ports. Molyvos offers day-trips to coastal Asia Minor which is located just a few nautical miles across the strait. Daily ferry trips from Mytilene harbor take travelers to all surrounding islands, large Aegean ports, coastal Asia Minor, and to Piraeus on the Greek mainland.

Lesvos can be reached quickly via daily commercial plane flights (45 minutes) from both Athens and Thessaloniki. Flights are also available regularly from Mytilene to other major island and metropolitan hubs.

## Other

Although the refugee crisis brought international attention to Lesvos, a system has been developed for handling the influx of migrants efficiently. Temporary housing for them is located on the other side of the island; residents of Vatoussa never see any of the refugees, nor do their journeys impact the town. From all accounts, however, the numbers of arriving migrants have fluctuated over time, but seem overall to be on the decline.

The island is home to a branch of the University of the Aegean, and as such, houses a university-level library and facilities at Mytilene. For those interested in research, the university library, the public library of Mytilene, and the reading-room of Agiassos all boast good collections of local research materials. Additionally, there are—researched via advance permission—superb collections of medieval and Ottoman-era documents at famous Leimonos Monastery (near Kalloni), at the archives of the Metropolis of Mytilene, and at Ypsilou Monastery (near Antissa)



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## ABOUT THE AREA

Vatoussa is a village with official, historic designation by the Greek government. It is a frequent stop for travelers because of its charm and historical features, such as stone-built houses, cobblestone streets, impressive 19th-century country mansions, operational vintage olive-press, and local cultural museum housed in a 19th-century mansion.

There are also sports facilities (a full basketball court and soccer field), as well as an active local athletic association with its own assembly hall.

Two shops supply locals with daily necessities and foodstuffs.

Four restaurants-tavernas cater not just to locals, but to regional residents and visitors: 2 in the upper-square, and 2 in the lower-square (at least one with live music).

Vatoussa boasts annual art and folklore exhibitions, as well as an annual village celebration on August 15th. Many of the art and cultural exhibitions are housed in the local museum, but also sometimes at the outdoor amphitheater on the outskirts of the village.

An internationally-known artist and iconographer resides part-time at Vatoussa and offers lessons yearly and hosts occasional conferences.

Vatoussa is also known for its archival collection, currently being researched by Aristotle University of Thessaloniki. This collection has been the subject of several local and national academic conferences.

### Surrounding region

A beautiful beach at Gavathas is located a short 5-10 minute drive from the villa; there are several nice seaside and countryside restaurants which draw locals and visitors.

Walking and hiking trails cross the entire northwestern sector of the island, offering both easy strolls and more challenging hikes for experienced climbers. Located in the foothills of the surrounding mountains, Vatoussa is ideally placed for persons interested in walking and hiking, providing easy access to trails with breath-taking vistas.

The region is awash with interesting geologic formations, offering additional attractions. Bird-watchers and ornithologists often converge on the island during the months of March and April when migratory birds from Africa and Asia stop at the island, especially in low-lying salt pans around the Bay of Kalloni, a 15-minute drive from Vatoussa. There is a large diversity of environments on the island, yielding a greater number of species of plants and animals than is typically found on Aegean islands.

The island is home to a number of natural thermal baths, at least one of which is the hottest in all Europe (near Polichnito); these are located within driving distance of Vatoussa.

Many towns, especially seaside, offer lovely excursions for freshly grilled maritime cuisine or shopping for island-made ceramics or artwork. Among the most popular destinations are Molyvos, a medieval seaport crowned by a castle. Its hilly, cobblestone streets bring visitors to a plethora of shops and restaurants, many of which boast breath-taking views of the ocean below and of impressive, setting-sun vistas. Eressos, too, on the western side, hosts just as many visitors, known as the home-town of legendary ancient poetess Sappho, and also popular for its sandy beaches. Another frequent destination is Agiassos, a mountain village in southwestern Lesbos. This town hosts pilgrims who visit the medieval local church, as well as a great many visitors yearly for its local handicrafts and annual summertime celebration. Agiassos is known worldwide for its carved woodwork and colorful style of locally made ceramics.

Wonderful restaurants fill the island, many of them serving fresh fare from locally grown produce.



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Outdoor dining is delightful, even at out-of-the way locations rarely encountered by tourists.

Archeological sites abound on the island, some of which have been extensively developed. These all offer interest, covering areas from prehistory through modern Greek history. Among the places most visited, apart from sites in and around Mytilene, are Thermi (eastern coast), Messa (center of island), Molyvos (northeast), Antissa (north-northwest), Sigri (castle and Petrified Forest, northwest corner of island), Eressos (northwest), Agios Fokas (west), Apothykes (along Bay of Kalloni), Pyrrha (along Bay of Kalloni), Lisvori (prehistoric, center of island), Napi-Klopedi (center of island).

## MAiN FEATURES:

- Beds: 4
- Bathrooms 2
- 254 m2 living space
- Private Garden
- Private Parking
- 325 m2 plot
- Massive potential in the rental market
- Stunning views
- Close to essential amenities like 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, fishing, walking and cycling areas nearby

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### Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 4                  |
| Badezimmer:              | 2                  |
| Fertige m <sup>2</sup> : | 254 m <sup>2</sup> |

### Gebäudedetails

|                     |   |
|---------------------|---|
| Anzahl der Garagen: | 1 |
|---------------------|---|

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.158.604 |
|-----------|-------------|



# IMLIX

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