



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 161,511.25

#### Standort

Land:	Griechenland
Staat/Region/Provinz:	Epirus
Stadt:	Ioannina
Postleitzahl:	455 00
Veröffentlicht:	12.01.2026

#### Beschreibung:

A unique opportunity for those seeking a peaceful life in nature with immediate access to the city and great expansion potential! This elevated residence of 85sq.m in Neokaisaria, Ioannina, with a huge garden of 1,497sq.m, a building remaining of 315sq.m, and 5 parking spaces, is the ideal vacation home or investment. With a southwestern orientation and open views, it is ready to come alive again after a renovation.

The house is developed on an elevated ground floor level and consists of two comfortable bedrooms, a bright living room that serves as a reception area, a functional kitchen, and a full bathroom. The construction from 1995 is in moderate condition, featuring tiles and aluminum frames with double glazing. Energy class D and the absence of heating present an opportunity to install a modern heat pump or autonomous boiler according to your preferences. The property is corner, front-facing, airy, and sunlit, with a garden, trees, and drainage. No shared expenses and pets are allowed!

#### Area & Neighborhood

Neokaisaria is located 9.5 km from Ioannina (about 15 minutes by car) and is a picturesque, quiet village with rich history and natural beauty. The central square with cafes and restaurants is just a stone's throw away, while the University Hospital is only 6.7 km away. The area combines a quiet neighborhood with immediate access to the city, making it ideal for families seeking tranquility without being cut off from amenities. The Ioannina Airport is 15.8 km (approximately 20 minutes).

#### List of Advantages & Features

- Property Type: Elevated Residence



- Area: 85 sq.m. on a plot of 1,497 sq.m. with garden
- Expansion Potential: Building remaining of 315 sq.m. (major advantage)
- Rooms: 2 Bedrooms, Living Room, Kitchen, 1 Bathroom
- Condition: Moderate - Needs renovation (unique reconfiguration opportunity)
- Year of Construction: 1995
- Heating: None (opportunity for modern installation)
- Frames: Aluminum with Double glazing
- Energy Class: D
- Floors: Tiles
- Orientation: Southwestern (bright, sunny)
- View: Open view
- Features: Corner, Front-facing, Bright, Airy, Sunlit, Durchlässig
- Outdoor Space: Garden 1,497 sq.m., Trees, Veranda
- Parking: 5 spaces in open area (major advantage)
- Amenities: Drainage
- Shared Expenses: No Shared Expenses (economic)
- Pets: Allowed
- Location: Near Square, Dining, Super Market
- Distances: 9.5 km from Ioannina, 6.7 km from Hospital, 15.8 km from Airport
- Suitable for: Vacation home, Permanent residence, Investment, Development (315sq.m)

An elevated residence with a huge garden of 1,497sq.m, 5 parking spaces, a building remaining of 315sq.m for further development, and open views, in Neokaisaria, at an incredibly low price! No shared expenses, pets are allowed, and with the opportunity for renovation as you wish. Don't miss this chance - contact us today for a visit!

#### NOTE

The property needs renovation and is in moderate condition. The remaining building refers to information from the owner and must be confirmed by an engineer. The information included in this description is based on information provided by the owner. GreekEstate.eu is not responsible for any deviations or inconsistencies.

GreekEstate.eu, Contact Phone: ... , email: ...

Property Code: W3206

NOTE: For the property viewing, it is necessary to present an ID card and your tax number (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on information provided by the client. The location on the map is accurate to the area where the property is located.

Gebaut: 1995

#### Allgemein

Badezimmer:	1
Fertige m <sup>2</sup> :	85 m <sup>2</sup>
Grundstücksgröße:	1497 m <sup>2</sup>
Stockwerk Nummer:	1



## Zimmerdetails

Zimmer insgesamt: 2  
Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/PBNR-T201/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T201/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 2103908

