



## Superb 3 Bed Villa & 2 Businesses For Sale in Mandra Xanthi Greece



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 320,000

### Τοποθεσία

Χώρα:	Ελλάδα
Νομός/Περιοχή/Επαρχία:	East Macedonia and Thrace
Πόλη:	Xanthi
Ταχυδρομικός κωδικός:	670 61
Δημοσιεύθηκε:	12/04/2024
Περιγραφή:	Superb 3 Bed Villa & 2 Businesses For Sale in Mandra Xanthi Greece

Esales Property ID: es5554107

Mandra

670 61,

Xanthi

Greece

**GOLDEN VISA OPPORTUNITY**

If you pay a 10% deposit on property in Greece before September 30, you can qualify for a golden visa



under the current, less-expensive thresholds.

Xanthi will increase from €250.000 to €400.000

Athens from €400.000 to €800.000

For Sale €320.000 Euros in Xanthi Area

2 Commercial Business Restaurant and Rooftop Café Bar

1 Home 3 Bedrooms, 2 Bathrooms, 2 Living Areas, 2 Dining Areas, Kitchen, Balconies all way around

1 Large Basement 178m<sup>2</sup>

2km from Thermal Springs

3km from Unspoiled Beaches Camping Natura Beach Bar

3km from Local Emergency Health Center

20km from Xanthi and Democritus University School of Engineering

[https://en.wikipedia.org/wiki/Democritus\\_University\\_of\\_Thrace](https://en.wikipedia.org/wiki/Democritus_University_of_Thrace)

30km from Komotini

40km from Kavala Airport

2hrs drive from Thessaloniki

2hrs drive to Alexandroupoli School of Health Sciences and University Hospital

All papers ready, the house is fully fitted with all comforts solar heating and hot water, air-conditioning, double glazed windows with white aluminium doors and shutters, marble staircases and large double bedrooms with built in wardrobes. The balconies all have views. There is gardens in the front with garden space on both sides of the property.

The downstairs restaurant easily caters for 150 people, it has toilets and a shower facility. It has a proper industrial kitchen with 3 phase electricity on a separate electricity meter.

The third floor is a roof top café with a covered bar area, sink and toilet facility. It also caters to up to 200 people.

Happy home, a function space or the possibilities are endless

ABOUT THE AREA



## A Walk Around Xanthi

Kosynthos River divides the city into the west part, where the old and the modern town are located, and the east part, the 'Samakov district', that boasts a rich natural environment. Both parts still preserve their traditional flair, mesmerizing visitors with their nobility and magnificence.

The cobbled narrow streets of the Old Town are decorated by gorgeous mansions, whose architectural style is a marvelous blend of local and ottoman architecture as well as Greek Neoclassicism architectural style. Together with the Byzantine churches and the picturesque squares, the city's Old Town could be said to be an open museum, the glory of which remains untouched through the years.

The modern part of the city boasts a beautiful square with a Clock and the renovated tobacco warehouses including the famous 'Π», on Kapnergaton str., which took its name from the shape of the 1890's edifices. Don't forget to visit the flea market with its distinctive local flavor taking places every Saturday at Zoagoras Square!

Get a deeper insight into the rich history of the area through your visit to the Folk Art Museum, the Natural History Museum, the Municipal Gallery and Avdera Archaeological site. Colourful cultural events organised throughout the year provide another strong reason for visiting Xanthi; experience the party atmosphere of the renowned Carnival of Xanthi, standing out for its focus on the traditions and folklore of the region through a modern approach; the Old Town Festival in September, during which all events take place in the narrow paved streets of Xanthi's Old Town; the Youth Festival and River Nestos (Music) Festival in summer, particularly popular among young people.

## A paradise for Nature Lovers

Nature lovers will discover that Xanthi is an unspoiled paradise: the serpentine river Nestos, its Delta (the unique aquatic forest of Europe) and its passes, the Drymos Forest (or Haidou), Lake Vistonida, the forest village of Erimanthos and Rodopi mountain range with its virgin forests and traditional villages are only some of this destination's gems. Among the mountain villages stand out the 'Pomakohoria', a cluster of approximately 40 villages north of Xanthi, renowned for their cultural and architectural uniqueness.

Action fans and nature lovers will feel excited by the variety of possibilities offered: canoe-kayak in Nestos passes, hiking, cycling, bird watching, archery, off-road driving and horseback riding are only a few of the activities that someone can pursue in Nestos, Livaditis or Vistonida area.

## MAiN FEATURES:

- \* 546m<sup>2</sup> of living space
- \* 500m<sup>2</sup> Plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden



- \* 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

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	546 τ.μ
Μέγεθος αυλής:	500 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://www.youtube.com/embed/btYpSqRiL-w?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/btYpSqRiL-w?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX5.636.055
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