



## Excellent 4 Bed House For sale in Kapandriti Attica Greece



### Info Agente

Nombre:	Niall Madden
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País:	Reino Unido
Experiencia since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 935,235.6

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Attica
Ciudad:	Kapandriti
Código postal:	190 14
Publicado:	22/10/2024
Descripción:	Excellent 4 Bed House For sale in Kapandriti Attica Greece

Esales Property ID: es5554344

Kapandriti

Oropos Municipality

Attica province

Greece

A Serene Mountainside Retreat in Kapandriti, Greece

Discover Your Mediterranean Oasis



Nestled in the picturesque village of Kapandriti, this spacious three-bedroom townhouse offers a tranquil and idyllic lifestyle. The property is situated on a hilltop, providing breathtaking panoramic views of the surrounding mountains and the Aegean Sea.

## Key Features:

- \* **Prime Location:** Located just 35 kilometers from Athens, this property offers a peaceful retreat while maintaining easy access to the city. Enjoy the convenience of nearby amenities, including schools, supermarkets, and healthcare facilities.
- \* **Spacious Living:** The 200-square-meter living area on the main floor provides ample space for comfortable living. The three bedrooms, each with its own bathroom, offer privacy and convenience. A combined living and dining room with two fireplaces creates a cozy and inviting atmosphere. Additional features include a large hall, TV room, kitchen with ample storage, a guest bathroom, and a separate laundry area. Additionally upstairs (above the main floor) 49 m<sup>2</sup> with a complete bathroom, may be used as an additional bedroom or guest room.
- \* **Outdoor Paradise:** The property boasts a 160 m<sup>2</sup> veranda surrounding the main house and two spacious verandas (20 square meters each) upstairs offering unobstructed views of the surrounding landscape. Enjoy the fresh mountain air and breathtaking vistas from these outdoor retreats.
- \* **Expansive Land:** The property sits on a generous plot of 5,850 square meters (1.445 acres). At a negotiable price, the land can be expanded to 10,850 square meters, providing even more space for outdoor activities and potential development.
- \* **Modern Amenities:** The house features central heating with a 40,000 kcal propane or oil-fired boiler. A 20 cubic meter water reservoir ensures a reliable water supply. While the wind turbine has been removed, the steel tower remains, offering potential for future renewable energy solutions.

## A Nature Lover's Paradise

The property's elevated location provides stunning views of the surrounding area, free from any obstructions. The lush greenery and diverse flora create a peaceful and serene environment. The land is ideal for gardening, with fertile soil suitable for a variety of plants, excluding citrus trees due to the altitude.

## Investment Potential

This property offers excellent investment potential. The growing popularity of the Kapandriti region, combined with the property's prime location and stunning views, make it an attractive option for both residential and vacation use.

Don't miss this opportunity to own a piece of paradise in Greece! Contact us today to schedule a viewing and explore this exceptional property.

## ABOUT THE AREA

Kapandriti is a charming town located in the Attica region of Greece, just 35 kilometers north of Athens.



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Nestled amidst rolling hills and lush greenery, Kapandriti offers a peaceful and tranquil atmosphere, making it a popular choice for those seeking a quieter lifestyle away from the bustling city.

The town boasts a rich history dating back to ancient times. Visitors can explore the archaeological sites, ancient temples, and historical monuments that dot the surrounding landscape. Kapandriti also offers a variety of cultural attractions, including traditional taverns, cafes, and local markets.

One of the major attractions of Kapandriti is its natural beauty. The town is surrounded by mountains and forests, providing ample opportunities for outdoor activities such as hiking, biking, and picnicking. The nearby beaches are also easily accessible, offering stunning coastal scenery and opportunities for swimming and water sports.

Kapandriti is a family-friendly town with a strong sense of community. The town offers good schools, healthcare facilities, and a variety of amenities, making it a desirable place to live and raise a family. With its combination of history, culture, and natural beauty, Kapandriti is a hidden gem waiting to be discovered.

## MAiN FEATURES:

- \* 250 m2 of living space and 360 m2 cellar, parking, boiler room and storage
- \* 10850m2 plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* 1 WC
- \* Stunning Views
- \* Private Parking
- \* 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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### **Común**

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	650 m2
Tamaño del lote:	10850 m2

### **Utility details**

Heating:	Sí
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### **Lease terms**

Date Available:



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## Información adicional

Virtual tour URL:

<https://www.youtube.com/embed/VjLmBCI9Lfo>

## Contact information

IMLIX ID:

IX6.195.061

