



## Captivating 2-Level Residence with Sea Views



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 216,504.46

### Location

Pays:	Grèce
État/Région/Province:	Grèce-Centrale
Soumis:	19/05/2025

### Description:

A wonderful renovated stone residence with a total area of **215 sq.m.**, is offered for sale on a plot of **454 sq.m.** The house is divided into two levels and dates back to the year 2005. It is an exceptional property with great potential, **providing the opportunity to live immediately on the upper floor** and customize the lower floor according to your preferences!

The property consists of four spacious and functional rooms on the first floor, one of which has a fireplace. Whether you choose to maintain the existing layout or undergo a complete internal renovation, the property already offers a new kitchen and bathroom, as well as heating with radiators. The balconies and numerous windows provide stunning views of the sea, the settlement of Pera Melana, and the lush green surroundings! On the ground floor, many additional spaces offer the possibility of creating a large and functional floor, while it features a courtyard and a private entrance for your vehicle.

Within walking distance, you will find the village center and the traditional café/tavern, which also serves as a grocery store, while the beautiful beaches of Kissaka and Livadi are just a few minutes away by car. Access is easy, there is open parking, and the property is already connected to electricity, water, and the internet.

This is a unique opportunity to acquire a newly built house in the center of Pera Melana, a beautiful traditional village in Southern Kynouria. It is ready for immediate occupancy and also offers excellent opportunities for use as an AirBnB.

Energy efficiency class: D – Agency fee 3% (+VAT)



## Commun

Pied carré fini: 215 m<sup>2</sup>  
Dimensions du lot: 454 m<sup>2</sup>

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GPYN-T72/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GPYN-T72/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 292

