



## listing



### 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 51,914.33

#### Location

Pays:	Grèce
État/Région/Province:	Épire
Ville:	Ioannina
Indicatif régional:	440 02
Soumis:	12/01/2026

#### Description:

A unique opportunity for those seeking a peaceful life in nature at an incredibly low price! This ground-floor house of 55 sq.m in the village of Zaravina, with a private garden of 150 sq.m, is the ideal holiday home or investment for those wanting to escape the city. With a southern orientation and mountain view, it is ready to come alive again after a renovation.

The house is developed on the ground floor and consists of two comfortable bedrooms, a bright living room, a functional kitchen, and a bathroom. Built in 1982, it is in moderate condition, featuring tiles, aluminum frames with single glazing, and an energy class E. The individual oil heating offers autonomy and economy. The property is corner, front-facing, with good airflow and sunlight, featuring a veranda and drainage. No common charges and pets are allowed!

#### Area & Neighborhood

Zaravina is a picturesque village near Delvinaki and the artificial lake of Zaravina, located 46.9 km from Ioannina (about 45 minutes by car). The area is renowned for its unparalleled natural beauty, with dense fir forests, mountain lakes, and rich wildlife. Public squares, churches, schools, and cafes are just a stone's throw away, while Kalpaki is only 12.4 km away. The area is ideal for hiking, mountaineering, cycling, and wildlife observation. The quiet neighborhood and authentic village atmosphere attract those seeking tranquility and connection with nature.

#### List of Advantages & Features

- Property Type: Ground Floor House
- Area: 55 sq.m on a plot of 150 sq.m with a garden
- Rooms: 2 Bedrooms, Living Room, Kitchen, 1 Bathroom



- Condition: Moderate - Needs renovation (unique opportunity for customization)
- Year of Construction: 1982
- Heating: Individual Oil (autonomy, economy)
- Frames: Aluminum with Single glazing
- Energy Class: E
- Floors: Tiles
- Orientation: Southern (bright, sunny)
- View: Mountain
- Features: Corner, Front-facing, Bright, Airy, Sunny, Cross-ventilated
- Outdoor Space: 150 sq.m Garden, Veranda
- Amenities: Drainage
- Common Charges: No Common Charges
- Pets: Allowed
- Location: Close to Square, Church, School
- Distances: 46.9 km from Ioannina, 43.8 km from Hospital, 12.4 km from Kalpaki
- Suitable for: Holiday home, Permanent residence, Investment, Renovation

A traditional house with a garden in one of the most beautiful mountain villages of Epirus, at an incredibly low price! No common charges, with a mountain view and potential for renovation as you wish. Contact us today to visit!

#### NOTE

The property requires renovation and is in moderate condition. The information and details included in this description are based on information provided by the owner. GreekEstate.eu is not responsible for any discrepancies or inconsistencies.

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Property Code: W3209

NOTE: For the showing of the property, it is necessary to present an ID and your Tax Identification 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 the exact area where the property is located.

Année: 1982

#### Commun

Salle de bains: 1  
Pied carré fini: 55 m<sup>2</sup>  
Dimensions du lot: 150 m<sup>2</sup>  
Floor Number: 1

#### Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

#### Building details

Parking: Oui



## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/PBNR-T193/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T193/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2080700

