



## 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 161,511.25

#### Location

Pays:	Grèce
État/Région/Province:	Épire
Ville:	Ioannina
Indicatif régional:	455 00
Soumis:	12/01/2026

#### Description:

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.

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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.

Année: 1995

#### Commun

Salle de bains:	1
Pied carré fini:	85 m <sup>2</sup>
Dimesions du lot:	1497 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-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)

## Contact information

IMLIX ID: 2103908

