



## 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 248,035.14

### Location

Pays:	Grèce
État/Région/Province:	Épire
Ville:	Ioannina
Indicatif régional:	452 21
Soumis:	02/02/2026

### Description:

Discover a rare opportunity in the suburbs of Ioannina, in one of the most privileged locations overlooking Lake Pamvotis. This is a large three-level single-family home (basement/ground floor, elevated ground floor, and 1st floor) with a total area of 246 sq.m., built in 1991 on a plot of 2,000 sq.m., offering ample space, privacy, and limitless possibilities for renovation and the creation of modern living spaces. The property features five spacious bedrooms, two full bathrooms, and large reception areas that can be tailored to the family's needs. The 86.40 sq.m. basement (which is at ground level) has already been configured as an independent office-working space with its own entrance, ideal for professional use or as a separate studio. On the elevated ground floor of 86.40 sq.m. is the main living room with a fireplace, a separate kitchen, one bedroom, and a bathroom, while the 1st floor of 73.26 sq.m. hosts four additional rooms and a second bathroom, accessible via an exquisite wooden staircase. The roof offers additional insulation and aesthetics that blend with the surroundings. The southeast orientation and elevated position ensure unobstructed views of Lake Pamvotis, while the property is bright, cross-ventilated, and airy with wooden frames and double glazing.

Katsikas is just 6.2 kilometers from the central square of Ioannina and 5 kilometers from the University of Ioannina, offering easy access by car (approximately 7-10 minutes) or via public transport (lines 2, 10, 16 of the Urban KTEL) with a stop 4 minutes walking distance from the property. The University Hospital is 4.4 kilometers away, while Ioannina Airport is accessible in 13.3 kilometers. The area is characterized by a quiet neighborhood, free land on all sides, and immediate contact with nature, while the large plot of 2 stremmas offers a garden, activity space, and 5 parking spaces (1 in the pilotis and 4 in



the open area).

- Property Type: Three-level single-family home for sale
- Location: Katsikas Ioannina (area with lake view)
- Building Area: 246 sq.m. (86.40 sq.m. basement/ground floor + 86.40 sq.m. elevated ground floor + 73.26 sq.m. 1st floor)
- Plot: 2,000 sq.m. – Free on all sides with a garden and 5 parking spaces
- Configuration: 5 Bedrooms, 2 Bathrooms, Living Room with fireplace, Kitchen, Interior wooden staircase
- Year of Construction: 1991 – Needs renovation (great potential for configuration)
- Energy Class: D – Individual oil heating with radiators per level
- Frames: Wooden with double glazing, tiled and wooden flooring
- View: Unobstructed view of Lake Pamvotis, openness – Southeast orientation
- Characteristics: Bright, cross-ventilated, sunlit, airy, security door, storage room
- Distances: 6.2 km from Ioannina center, 5 km from University, 4.4 km from hospital, 13.3 km from airport
- Transportation: Urban KTEL (lines 2, 10, 16) with a stop 4 minutes walking
- Price: €215,000 (opportunity for renovation and value gain)

This unique single-family home in Katsikas is the ideal choice for families looking for spacious living in a quiet area close to the city, but also for investors or academics wanting immediate access to the University. The renovation potential allows for the creation of a modern family retreat with a view of the lake, while the independent basement offers flexible use. Don't miss the opportunity to acquire 2 stremmas of land with a view of Pamvotis at an attractive price. Contact [GreekEstate.eu](http://GreekEstate.eu) today for a site visit.

NOTE: The property is located in Katsikas Ioannina, 6.2 kilometers from the central square of Ioannina, 5 kilometers from the University of Ioannina, and 4.4 kilometers from the University Hospital. The selling price is €215,000. Identification and your VAT number are required for the property showing (according to law N.4072/11-4-2012 Government Gazette 86 A). All information is based on data provided by the client. The map position is the exact location of the property.

[GreekEstate.eu](http://GreekEstate.eu)

Contact Phone: ...

Email: ...

Property Code: W4332

Exclusively available from [GreekEstate](http://GreekEstate.eu) – Real Estate Agency Ioannina.

Année: 1991

## Commun

Salle de bains:	2
Pied carré fini:	246 m <sup>2</sup>
Dimesions du lot:	2000 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T207/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T207/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2157358

