



## 2 Bed House For Redevelopment For sale in Ampeliko Lesvos Greece



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Niall Madden  |
| Cégnév:              | Esales Property Limited   |
| Ország:              | United Kingdom  |
| Experience since:    | 2002  |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English   |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |               |
|-----------|---------------|
| Ingatlan: | Eladó         |
| Ár:       | USD 17,602.32 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Greece        |
| Állam/Régió/Tartomány: | North Aegean  |
| Város:                 | Mytilene      |
| Irányítószám:          | 812 00        |
| Feladta:               | 2026. 04. 28. |

Leírás:

2 Bed House For Redevelopment For sale in Ampeliko Lesvos Greece

Esales Property ID: es5555017

THE MAIN STREET OF AMPELIKO  
TWO FLOOR HOUSE  
MYTILENE  
GREECE  
81200

Investment Opportunity: Traditional Two-Story Stone House in Ampeliko, Lesvos

Located in the heart of the tranquil village of Ampeliko on the emerald island of Lesvos, this two-story residence offers a rare opportunity for those seeking a rewarding redevelopment project. Brimming with character and potential, this property is ideal for an investor or a lifestyle buyer looking to create a bespoke Mediterranean retreat that blends rustic mountain charm with proximity to one of the Aegean's



most celebrated coastlines.

## The Property and Structure

The residence is a classic example of local village architecture, consisting of two floors with a footprint of 33.76 square meters per level, totaling approximately 67.5 square meters of living space. Situated on a manageable plot of roughly 80 square meters, the property offers enough outdoor space for a private courtyard or a small Mediterranean garden.

While the house requires a full renovation, the structural integrity of these traditional village homes provides a solid foundation for a modern interior redesign. A topographic plan is already available, simplifying the initial stages of the planning and permitting process. Whether you envision a cozy open-plan kitchen and living area on the ground floor with two bedrooms upstairs, or a boutique holiday rental designed for the growing eco-tourism market, the layout is highly versatile.

## Scenic Surroundings and Prime Location

Positioned on the main road of Ampeliko, the property provides easy year-round access and excellent visibility for those considering a mixed-use or rental investment. One of the standout features of this specific lot is the unobstructed view of the unique nearby forest. This verdant backdrop ensures a sense of serenity and a cooler microclimate during the warm Greek summers, offering a peaceful mountain escape from the busier coastal strips.

## Proximity to Vatera Beach

The true allure of this location lies in its proximity to the coast. Just a 20-minute drive (approximately 13 kilometers) away is Vatera, widely considered the most magnificent beach on Lesbos. Stretching over 9 kilometers, this sandy expanse is famous for having some of the warmest and cleanest waters in the northern Aegean.

Vatera is a rare find in Greece—a beach so vast that it never feels crowded, even at the height of the summer season. Its pristine sands and crystalline waters make it a premier destination for swimming, water sports, and seaside dining. Owning a property in Ampeliko allows you to enjoy the best of both worlds: the quiet, traditional life of a mountain village and the luxury of a world-class beach just a short drive away.

## Logistics and Travel

For international buyers, the property is conveniently serviced by Mytilene International Airport 'Odysseas Elytis' (MJT). The airport is located roughly an hour's drive from Ampeliko, providing smooth connections to Athens, Thessaloniki, and various European capitals via seasonal charters.

## Summary of Investment

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Property Type: Detached 2-Story House for Redevelopment

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Location: Ampeliko, Lesvos, Greece

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Floor Area: 68 m<sup>2</sup>

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Plot Size: Approx. 80 m<sup>2</sup>

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Key Features: Forest views, main road access, 20 minutes to Vatera Beach.

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Documents: Topographic plan available.

This property represents a high-value entry point into the Greek real estate market. With the growing demand for authentic village experiences and the enduring popularity of the Lesvos coastline, this redevelopment project is perfectly positioned to become a lucrative Airbnb asset or a cherished family holiday home.

## ABOUT THE AREA

Ampeliko is a serene, traditional village nestled on the slopes of Mount Olympus in the southern part of Lesvos. As one of the island's oldest settlements, dating back to the 3rd century BC, it exudes a timeless charm with its narrow stone-paved alleys and historical landmarks. The village is famously guarded by a 26-meter-tall 15th-century tower built by the Gateluso family, which serves as a striking reminder of the island's medieval past.

The heart of the village is rich with cultural heritage, featuring the 18th-century parish church of Agios Nikolaos and a collection of specialized museums. Visitors can explore the Folklore Museum and a unique Pine Resin Museum, which documents the village's long history of resin collection—a trade once vital to the local economy. Surrounded by lush forests and roughly 23 small chapels, the village offers a peaceful retreat for those who appreciate nature and authentic Greek island life.

For those looking to explore the coast, Ampeliko is strategically located just 20 minutes away from the magnificent Vatera Beach. Known for its 9 kilometers of golden sand and crystalline waters, Vatera is widely considered the most beautiful beach on the island. This proximity makes the village an ideal base



for investors and travelers who want the tranquility of a mountain forest setting with easy access to one of the Aegean's longest and cleanest shorelines.

Travelers can reach this historic village via the Mytilene International Airport 'Odysseas Elytis' (MJT). Located approximately 38 kilometers (about 45–50 minutes by car) east of Ampeliko, the airport handles regular domestic flights from Athens and Thessaloniki, as well as various seasonal international charters. From the airport, the drive to Ampeliko takes you through scenic olive groves and pine forests, perfectly introducing the natural beauty of southern Lesvos.

## MAiN FEATURES:

- \* 80m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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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## Gyakori

|                    |       |
|--------------------|-------|
| Hálószobák:        | 2     |
| Kész négyzetméter: | 80 nm |
| Telekméret:        | 80 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.409.962

