



## House 285 sq.m for sale



### Agent Info

Naam:	RE/MAX Domi
Bedrijfsnaam:	Karagiannis Ioannis and Sia O.E.
Mistlampen:	Greece
Experience since:	2007
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+30 (24210) 200-08
Languages:	English, Greek
Website:	<a href="https://remaxdomi.gr">https://remaxdomi.gr</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 248,362.64

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Geplaatst:	19-05-2025
Omschrijving:	

### Real Estate Consultant: Angelos Salilaris - Team Leader of the Salilaris Team - RE/MAX Domi.

Available exclusively by our team for SALE is an unfinished maisonette in the Stavros area of Fthiotida Prefecture, just 6 kilometers from Lamia. This exceptional maisonette with a 2008 permit is built on a panoramic plot of 418 sq.m. with an excellent and unobstructed view and consists of 3 levels which are analyzed as follows:

**Ground floor 96.75 sq.m.:** Open plan living room-kitchen - sitting room with energy fireplace, pre-installation (wiring) home cinema, 1 WC and 1 bedroom. Large terrace with view and direct access to the garden. Second rear terrace for barbecue with direct access to the kitchen. The ground floor has a main entrance that locks and unlocks electrically from a distance and a second separate entrance at the back and both entrances with armored doors.

**Floor 79.52 sq m.:** Consists of three bedrooms, 2 verandas with a view, a shared living room with a patio and visual contact with the living room-fireplace on the ground floor and 2 separate bathrooms. The front master bedroom has a roof window with a view of the sky and an electric roller blind for complete blackout.

**Attic: 11.96 sq.m.** additional square meters with its own veranda and incredible views. Basement Storage space that can practically be configured and used as an additional separate guest apartment 96.75 sq m. with kitchen, large bathroom, boiler room and its own independent entrance.

**Underground Parking Space 57.5 sq m.** with at least 4 parking spaces which communicates by elevator directly with the outdoor garden area, at the ground floor level of the house.

**The property also has:**



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External thermal insulation of expanded polystyrene 5 to 7 cm by BAUMiT.  
Underfloor heating in all areas (basement, ground floor, first floor, attic) with TOSHIBA ESTiA electric heat pumps for incredibly economical heating.  
Pre-installed energy fireplace.  
Pre-installed system for solar boiler mirrors on the roof with the 300 liter boiler located in the boiler room.  
Wiring for a smart home everywhere.  
Wiring for home cinema and sound in most indoor and even outdoor areas.  
Energy-efficient triplex frames and windows.  
Electric roller shutters with Somfy motor mechanisms everywhere.  
Pre-installed cisterns and Hans Grohe shower.  
Purchased large Carron bathtub.  
**We will be happy to show it to you!**

Gebouwd: 2008

## Algemeen

Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 285 m<sup>2</sup>  
Floor Number: 23

## Utility details

Heating: Ja

## Building details

Number of Off Road Parking: 4

## Rental details

Furnished: Nee

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.922.755

