

## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 226,275.95

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Epirus
Plaats:	Filippiada
Postcode:	482 00
Geplaatst:	27-01-2026

#### Omschrijving:

Discover an exceptional opportunity to acquire a detached house in Agios Georgios Filipias, a quiet location that combines the natural environment of Epirus with proximity to historical monuments and urban centers. This is a bright and airy detached house with a total area of 173 sq.m., built in 2009, which develops over two levels and offers modern amenities, large outdoor spaces, and significant possibilities for expansion or exploitation, ideal both for permanent residence and for investment opportunity in short-term rental (airbnb).

The property has a livable area of 126 sq.m. on the first floor with an open-plan living room-dining room-kitchen that creates a spacious reception area, three comfortable bedrooms for restful sleep, a full bathroom, and an additional WC for the convenience of family and guests. The ground floor space of 47 sq.m. functions as a pilotis with storage, has three independent entrances, and can easily be converted into an autonomous apartment or studio, offering additional income or hosting space. The southern orientation, double energy windows, and thermal insulation ensure plenty of natural light throughout the day, a pleasant temperature in winter, and coolness in summer, while the unobstructed view of the mountain adds aesthetic value to everyday life. The house has individual oil heating with a boiler, a fireplace for warm winter evenings, aluminum frames with screens, a security door, and tiled floors, is in very good condition, and has no communal fees, significantly reducing monthly expenses.

Agios Georgios is a picturesque semi-mountainous settlement in the Municipality of Ziros, built at an altitude of 160 meters on the eastern bank of the Louri River and north of Lake Ziros, just 15 kilometers from Filipias and 53.7 kilometers from Ioannina. The area is characterized by exceptional natural beauty with plane trees and running water, while it serves as a strategic point as it is located right next to the

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Roman Aqueduct of Nicopolis, the impressive monument of Roman times, 50 kilometers long, which supplied the ancient city of 150,000 inhabitants with water. The proximity to the archaeological monument attracts tourist interest throughout the year, making the property ideal for tourism exploitation. The beach of Monolithi in Preveza is 45.5 kilometers away for escapes to the Ionian Sea, while the village offers a calm atmosphere of a family neighborhood with tavernas and cafes in the traditional watermills.

- Property Type: Two-level detached house for sale with the possibility of detaching
- Location: Agios Georgios Filipias, Municipality of Ziros, Preveza (semi-mountainous settlement at 160m altitude)
- Building Area: 173 sq.m. (126 sq.m. main residence + 47 sq.m. pilotis with storage/possibility of independent apartment)
- Plot: 998 sq.m. with garden and terrace – no communal fees
- Configuration: 3 Bedrooms, Open-plan Living Room-Dining Room-Kitchen, 1 Bathroom, 1 WC, 3 Balconies (2 corner)
- Year of Construction: 2009 – Energy Class C
- Orientation: South (airy, sunny) with mountain view
- Heating: Individual with oil, Boiler, Fireplace
- Frames: Aluminum with double energy windows, Screens, Thermal insulation
- Security: Security door, 2 parking spaces in the pilotis
- Features: Remaining building coefficient for an additional floor, Pets allowed, Sewage
- Distances: 53.7 km from Ioannina, 50.7 km from University Hospital, 15 km from Filipias (banks, services), 45.5 km from the sea (Monolithi), near transportation
- Attractions: Proximity to Roman Aqueduct of Nicopolis (about 50m), Ancient Nicopolis, Lake Ziros, Louri River
- Selling Price: €190,000 (opportunity for investment in property with potential airbnb)

This unique detached house in Agios Georgios Filipias is the ideal choice for families seeking permanent residence in a peaceful environment with immediate access to nature and history, as well as for investors looking to capitalize on the tourist potential of the area due to proximity to the Roman Aqueduct and Ancient Nicopolis. The possibility of converting the storeroom into an independent apartment and the remaining building coefficient add significant value to the property. Don't miss this opportunity to acquire a modern house with a large plot at an advantageous price. Contact GreekEstate.eu today to schedule your visit and discover firsthand the unlimited possibilities that this property offers.

The property is located 53.7 kilometers from the city of Ioannina, 50.7 kilometers from the University General Hospital of Ioannina, 10 kilometers from banking services in Filipias, and 45.5 kilometers from Monolithi beach in Preveza. The selling price is set at €190,000. For more information, appointments for visits, and clarifications regarding the possibility of building an additional floor, please contact our office: GreekEstate.eu

Contact Phone: ...

Email: ...

Property Code: W4336

Exclusively available from GreekEstate.eu – Real Estate Office of Ioannina.

NOTE: For the indication of the property, it is necessary to present an identity card and your Tax Identification Number (according to Law 4072/11-4-2012 FEC 86 A).

All information is based on details provided by the client. The location on the map is the exact area where the property is located.

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Gebouwd: 2009

**Algemeen**

Badkamers: 1  
Afgewerkte vierkante meter: 173 m<sup>2</sup>  
Lot Afmeting: 998 m<sup>2</sup>  
Floor Number: 1

**Room details**

Total rooms: 3  
Indoor Features: Fitted kitchen

**Building details**

Parking: Ja

**Lease terms**

Date Available:

**Additionele informatie**

Website URL: [http://www.arkadia.com/PBNR-T204/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T204/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: 2149387

