



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 659,018.78

Location

Country: Greece
State/Region/Province: Epirus
City: Ioannina
ZIP code: 45221
Posted: Jun 06, 2025

Description:

This is an old mansion building, constructed around the 1920s, which maintains its architectural shell and roof, giving it a historic air and charm. The total area of the building amounts to 596 sq.m. and consists of three levels: basement, ground floor, and first floor. The building is located on a plot of land with a total area of 570.77 sq.m., with the possibility for remaining construction, the building factor (B.F.) of which is 1.4. The Service of Modern Monuments has given its consent regarding future construction, thus providing a solid foundation for any development initiative.

The building is structured as follows:

- 1) The basement is built of stone masonry with an external plaster and a wall thickness of 85 cm, as well as two vertical stone partitions with a thickness of 65 cm. The basement is divided into two sections:
 - B1 (121.95 sq.m.): It communicates with the small door of the ground floor and constitutes a single property with the first floor of the building. It includes a staircase, an old classroom, a WC, and two storage areas. It also communicates with an entrance on the North and East facade.
 - B2 (76.80 sq.m.): This section is an auxiliary space, with no second exit except through the ground floor, including a main area (old kitchen) and a raised storage area. The condition of the stone masonry is good, without cracks and with cohesive material.
- 2) The ground floor includes an old clinic, workshop, hallway/living room, two bedrooms, and a corridor leading to B2. The perimeter wall thickness is 75 cm. However, the internal partitions exhibit cracks in



the plaster, while the wooden floor of the corridor is decayed and sloping. There is a balcony on the eastern facade, with a later construction. A vertical structure of reinforced concrete has also been added to the southern side.

3) The first floor communicates from the entrance of B1 and has a main entrance from the left door. It consists of four bedrooms, a hallway/living room, kitchen, and WC. The walls have a thickness of 65 cm, with cracks in the plaster of the internal partitions, while the condition of the wooden flooring and staircases is satisfactory. There is a balcony on the facade, giving the building a timeless character.

4) The staircase is wooden, with a width of 2.5 m, and requires repairs. The roof of the building is made of sheet metal, which has been replaced subsequently and needs replacement.

This old mansion building, with its rich history and exceptional development potential, represents a unique investment opportunity for those wishing to preserve its heritage while creating a unique living or professional space.

Built: 1920

Common

Bathrooms: 3
Finished sq. ft.: 596 sq m
Lot Size: 570 sq m
Floor Number: 1

Room details

Total rooms: 6

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PBNR-T7/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1316593



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