



## 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 680,654.57

#### Location

Country: Greece  
 State/Region/Province: Epirus  
 ZIP code: 44007  
 Posted: Oct 03, 2025

#### Description:

In the heart of Zagori Villages, a unique hotel of 412 sq.m. is offered for sale, renovated with high aesthetics and respect for traditional architecture. A property that combines stone, wood, and the authentic atmosphere of the area with modern amenities, on a plot of 924 sq.m. with a wonderful mountain view.

#### Property Description:

The mansion building from 1867, fully renovated in 2009, operates as a luxury guesthouse with a total area of 412 sq.m. and is developed into several autonomous and shared spaces. It has 9 independent rooms with bathrooms (one of them service), 1 men's and women's guest WC, comfortable reception areas, and a multifunctional space ideal for meals, events, or meetings. The outdoor area (~700 sq.m.) with stone cobbled paths, courtyards, garden, seating areas, shady corners, and unique relaxation spots offers a distinct accommodation experience. The hotel is equipped with autonomous oil heating, wooden frames with double-glazed windows, fireplaces, radiators, three-phase electricity, and all necessary safety specifications (fire extinguishers, smoke detectors).

#### Area & Neighborhood:

The hotel is located at an altitude of 1,100 m, in a prime spot at the center of the Zagori Villages, just 37 km from Ioannina, 32 km from Ioannina Airport, and 34 km from Chatzikosta Hospital. The village is a developed destination with traditional taverns, guesthouses, and easy access to all the attractions of the



area. The location is ideal for excursions: in just 10 minutes you reach Vikos Gorge, in 15 minutes you arrive at Kokori Bridge, and in 20 minutes to the Voidomatis River. The natural landscape (UNESCO - Zagori Cultural Landscape) is a global attraction for activities such as hiking, rafting, horseback riding, and mountain biking.

### List of Advantages & Characteristics:

- Total area: 412 sq.m.
- Plot: 924 sq.m. with courtyards & garden
- Construction: 1867 – Renovation 2009
- Rooms: 9 with bathrooms + 1 WC
- Heating: Autonomous oil, fireplaces, radiators
- Frames: Wooden with double-glazed windows
- View: Mountain, unobstructed, south-facing
- Parking: 6 spaces (open area)
- Externally: Stone courtyards, levels, garden, shady corners
- Internally: Mansion, stone, with luxurious traditional decoration
- Location: Zagori Villages – Ano Pedina, near Vikos, Voidomatis, Kokori Bridge
- Suitable for: Hotel, Guesthouse, Short-term rental (Airbnb), Tourist exploitation

If you are looking for a unique investment opportunity on the tourist map of Epirus, this specific hotel in Ano Pedina of Zagori Villages is the ideal proposal. A property that combines authentic tradition with luxury, ready to offer unforgettable experiences to its guests. Contact GreekEstate today for more information and on-site appointments. Contact Phone: ... , email: ... Property Code: W5064

NOTE: To indicate the property, the presentation of an ID and your tax registration number (A.F.M.) is required (according to Law 4072/11-4-2012 Government Gazette 86 A). All information is based on information provided by the client. The location on the map is the exact location of the area where the property is situated.

Built: 1867

### Common

Bathrooms:	9
Finished sq. ft.:	412 sq m
Lot Size:	924 sq m
Floor Number:	1

### Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

### Building details

Parking:	Yes
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### Lease terms



Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PBNR-T164/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T164/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1850612

