



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 211,878.96

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Epirus
Posta kodu:	44010
Yayınlandı:	24.03.2025
Açıklama:	Stone Two-Storey House for Sale

We offer for sale a traditional and beautiful stone house in the heart of the picturesque Zagorochoria, specifically in Tsepelovo, located 48 km from the city of Ioannina and just 140 km from the wonderful beaches of Epirus. This residence, with an area of 215 sq.m., extends over three levels and is built on a plot of 295 sq.m.

#### -Residence and Structure-

The residence, built in 1907 and renovated in 1980, includes a basement, ground floor, and first floor, offering spacious and comfortable areas. The ground floor, measuring 77.24 sq.m., includes a living room, kitchen-living room with traditional built-in sofas, and a fireplace with Zagori-style cladding, as well as one bedroom and a bathroom. On the first floor, also 77.24 sq.m., you will find three bedrooms, one of which features a traditional fireplace and another has a separate terrace with excellent views. The connection between the levels is made via a traditional wooden internal staircase, adding charm to the residence.

#### -Features and Amenities-

The property features 4 bedrooms, 1 bathroom, 1 living room, and 1 kitchen, with heating through individual oil heating and two fireplaces for extra warmth and atmosphere. The interior spaces are bright and cross-ventilated, while the exterior façades of the residence are sturdy and impressive, with stone



details and slate roofing.

The property is corner, facing the street, and located in a quiet neighborhood, without communal fees, ideal for residence or investment. The surrounding space includes an internal courtyard, garden, as well as a ground-floor auxiliary storage space of 40 sq.m. Two balconies of 15 sq.m. offer mountain views and create a tranquil atmosphere.

#### -Location and Access-

It is situated in a strategic location, close to public transportation, park, square, church, and supermarket. The distance from the hospital/health center (Chatzikosta) is 46.7 kilometers, while the distance from the airport is 44.7 kilometers, making the residence easily accessible.

#### -Ideal Choice-

The property could be an ideal choice either as a holiday home or for short-term rental, offering high-income potential, as it has remaining coverage and building capacity of approximately 100 sq.m. It is certainly a unique opportunity for anyone looking for a traditional place to stay in nature. Price: €185,000. GreekEstate, Contact Phone: ... , email: ... , website: ... Property Code: W4296

NOTE: For the property viewing, you must present your identity card and your Tax Identification Number (according to Law No. 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 area where the property is located.

Yıl: 1907

#### Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	215 m2
Arazi Büyüklüğü:	295 m2
Floor Number:	1

#### Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

#### Building details

Parking:	Evet
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#### Lease terms

Date Available:

#### Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/PBNR-T3/?utm_campaign">http://www.arkadia.com/PBNR-T3/?utm_campaign</a>
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### Contact information

IMLIX ID:

1493989

