



## 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 230,730.36

### Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Epirus
Şehir/İlçe:	Ioannina
Posta kodu:	45500
Yayınlandı:	03.10.2025

### Açıklama:

In the picturesque Greek town of Ioannina, a double property (ready ground floor residence + unfinished floor) is offered on a 316 sq. m. plot, ideal for family use or investment. It features autonomous oil heating, energy-efficient frames, a fireplace, and the possibility of completing the floor.

### Property Description (Detailed):

The ground floor residence covers 97 sq. m. (built in 2002) and includes an open plan living room-kitchen, a bathroom, and two bedrooms. It has aluminum frames with double glazing and oil heating, as well as a fireplace.

The 1st floor (unfinished, 90 sq. m., built in 2016) includes provision for two bedrooms, a bathroom, kitchen, open plan living room, and two balconies with a roof. The thermal insulation, tile placement, and ceiling have been implemented. There is already an energy-efficient water fireplace, and provisions for a heat pump & solar water heater — providing flexibility for the future.

### List of Advantages & Features:

- Plot: 316 sq. m.
- Double residence: Ground floor 97 sq. m. + Unfinished floor 90 sq. m.
- Heating: Autonomous oil + Fireplace + provision for a heat pump
- Frames: Aluminum with double glazing
- Insulation / External thermal insulation on the floor
- Orientation / Brightness: bright openings, potential for multiple facades



- Uses: Residence, Family home, Dual use
- Location: Greek Ioannina, quiet area with picturesque views
- Culture & tourist interests: Tsoukas Monastery, Papagiannis Museum
- Amenities: Access to a hospital

The property is approximately:

University General Hospital of Ioannina (U.G.H.I.): ~ 14–16 km — the U.G.H.I. is located on Stavros Niarchos Avenue in Ioannina.

Exit / connection to the Ionian Highway: approximately 12–15 km, depending on the approach and local road routes.

Nearby bank / ATM: located in one of the nearby towns or in the center of Greek or neighboring villages — easy access within a 5-10 minute drive.

Tsoukas Monastery: very close — within range, often used as a local cultural landmark of the Greek area.  
Papagiannis Museum: inside the village of Greek, as a local attraction — very short distance on foot or by bike from the property.

Price: €200,000. GreekEstate, Contact Phone: ... , email: ... Property Code: W4321

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

All information is based on data provided by the client. The location on the map is the exact location of the area where the property is situated.

Yıl: 2002

## Genel Bilgiler

Banyo: 2  
Bitmiş metrekare: 187 m2  
Floor Number: 1

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/PBNR-T163/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T163/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

1851212

