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

Için mülk:	Satılık
Fiyat:	USD 69,219.11

Konum

Ülke:	Greece
Eyalet/Bölge/ Şehir:	Epirus
Şehir/İlçe:	Ioannina
Posta kodu:	440 03
Yayınlandı:	12.01.2026

Açıklama:

A unique opportunity for renovation in the center of Zitsa! This 2-level apartment (ground floor & 1st floor) of 80 sqm, with an internal courtyard, mountain view, and individual heating, offers endless possibilities for customization at an incredibly low price. Ideal for a vacation home or a permanent residence just a stone's throw from Ioannina.

The property is spread over two levels with an internal staircase and consists of a spacious bedroom, a bright living room that serves as a reception area, a functional kitchen, and a full bathroom. The wooden and marble floors create a warm, traditional atmosphere, while the wooden frames with single glazing highlight the character from 1976. The individual oil heating with radiators, air conditioning, and awnings guarantee comfort all year round. The property is furnished with electrical appliances, painted, corner, facing, airy, and sunny, with a storage room and cesspool. No shared expenses and pets are allowed!

Area & Neighborhood

The property is located in the center of Zitsa, in a quiet neighborhood ideal for families. Within walking distance are the main square, the market, supermarkets, schools, and public transport. The town is famous for its namesake wine variety and the Monastery of Prophet Elijah. It is 22.5 km from Ioannina Airport and 22.7 km from Chatzikosta Hospital, while Ioannina is just 25.8 km away (about 25 minutes). The area combines a peaceful life with rich nature, ideal for those seeking tranquility close to the city and wine tourism trails.

List of Advantages & Features

• Type: 2-Level Apartment (Ground Floor & 1st Floor)
• Area: 80 sqm on a plot of 98 sqm
• Rooms: 1 Bedroom, Living Room, Kitchen, 1 Bathroom

• Condition: Average - Needs renovation (unique customization opportunity)
• Year of Construction: 1976
• Heating: Individual Oil Heating with Radiators
• Air Conditioning: Has A/C
• Frames: Wooden with Single Glazing (classic)
• Energy Class: Z
• Floors: Wood, Marble (traditional materials)
• Orientation: Southwest (bright, sunny)
• View: Mountain
• Characteristics: Corner, Front-facing, Bright, Airy, Sunny, Through
• Outdoor Space: Internal courtyard, Balcony
• Amenities: Awnings, Electrical Appliances, Sewage, Cesspool
• Condition: Furnished
• Storage: Has storage
• Shared Expenses: No Shared Expenses
• Pets: Allowed
• Location: Near Square, Market, Public Transport, School
• Distances: 22.5 km from Airport, 22.7 km from Hospital, 25.8 km from Ioannina
• Suitable for: Vacation home, Investment, Renovation

A through, bright apartment with a courtyard and mountain view, in the center of Zitsa, at an incredibly low price and ready for renovation! No shared expenses, furnished, and with low maintenance costs. Contact us today to see it!
NOTICE
The property needs renovation and is in average condition. The information and details included in this description are based on information provided by the owner. GreekEstate.eu bears no responsibility for any discrepancies or inconsistencies.
GreekEstate.eu, Contact Phone: ... , email: ...
Property Code: W3207

NOTICE: To show the property, it is necessary to present an ID and your VAT number (according to Law 4072/11-4-2012 FEK 86 A).
All information is based on information provided by the client. The map location is the exact area where the property is located.

Yıl:	1976

Genel Bilgiler

Banyo:	1
Bitmiş metrekare:	80 m2
Arazi Büyüklüğü:	98 m2
Floor Number:	1

Room details

Total rooms:	1
Indoor Features:	Fitted kitchen

Building details

Parking:	Evet

Lease terms

Date Available:	

Ek Bilgiler

Web Sitesi URL'si:	http://www.arkadia.com/PBNR-T189/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	2078782