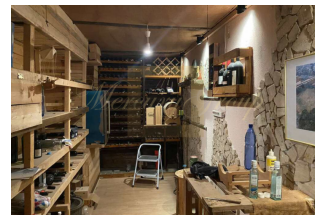




For sale 2-storey villa of 370 sq

Greece, Aegean Islands

Price:	€ 330 000
Object type	House
Year built	2005
Bedrooms	3
Number of rooms	4
Land area	2250 m2
Area	370 m2
Category	For sale



For sale 2-storey villa of 370 sq.meters in Kavala. Basement consists of one storeroom, one gym. Ground floor consists of 3 bedrooms, living room with kitchen, one bathroom, one shower WC. A magnificent view of the city, the forest opens up from the windows. There are: solar panels for water heating, a fireplace, air conditioning, heating, a barbecue area. The owners will be leaving the furniture with the sale. There is an alarm system installed. Extras included with the property: parking space, garden. VILLA 375 sq.m. WITHIN A 2,250 sq.m. PLOT IN CHRYSOUPOLI NESTOS Price: €320,000 For sale is a detached villa-type house with a total area of 375 sq.m. (175 sq.m. ground floor and 200 sq.m. basement) within a 2,250 sq.m. plot in Chrysoypoli Nestos, in the Agia Anna area, built in 2005 and in excellent condition. It consists of 3 bedrooms, 1 living room with a kitchen, and 2 bathrooms, one of which is luxurious with a large spa bath, and the other with a shower. The floors are made of marble, and the frames are aluminum. One bedroom is a master bedroom with a television and a very large wardrobe, another is set up as a children's bedroom, and the third as a guest bedroom. In the entrance area, there is an internal staircase leading to the basement. The house has underfloor heating with oil and pellets, a fireplace in the living room, and 3 air conditioning units in the bedrooms. Additionally, it features electric window shutters, double glazing, and insect screens. The house has a reinforced tiled roof, a solar water heater, and a boiler. There is a video intercom system for controlling the entrance of visitors to the house, large verandas surrounding the property with views, and an external staircase leading to the yard. The basement area (200 sq.m.) includes a space that can be used as a playroom or for household tasks. The house is situated on a large plot with a landscaped garden and trees, and there is an outdoor gazebo from which one can enjoy an excellent view of the peaceful and serene landscape, as the property is close to nature. Inside the villa, especially in the basement, there is permission to convert approximately 100 sq.m. into living quarters. This is a luxurious residence with a stately character and style, designed with smart auxiliary spaces that give the sense of an elegant home with the potential for a comfortable living experience. It is located 4 km from the Egnatia Highway, 12 km from Kavala Airport "Megas Alexandros," and 15 km from Keramoti. For property viewing, the interested party's ID card is required.

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