



**Villa 490 m<sup>2</sup> Corfu**

*Greece, Ionian Islands*

<b>Price:</b>	<b>€ 1 000 000</b>
<b>Object type</b>	House
<b>Year built</b>	1993
<b>Bedrooms</b>	5
<b>Number of rooms</b>	6
<b>Land area</b>	4584 m2
<b>Area</b>	490 m2
<b>Category</b>	For sale



For sale 3-storey villa of 490 sq.meters on the island of Corfu. Basement consists of one bedroom, 3 storerooms. Ground floor consists of 2 bedrooms, living room with kitchen, 2 bathrooms, one WC, one office, one dressing room. Loft consists of 2 bedrooms, one shower WC, one gym. 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. Extras included with the property: parking space, garden, garage. The property boasts a swimming pool of private use. For sale, a 490 sq.m villa with a valley view in Agios Ioannis, central part of Corfu! The villa was built in 1993 and sits on a plot of 4.584 sq.m. The property is fenced and has an electric gate with remote control and video-camera. The three-level house has: - a basement level of 120.10 sq.m with its garage, storage, and extra rooms - an elevated ground floor of 199.62 sq.m with the main entrance to the house - a spacious attic floor of 102 sq.m. On the ground floor, at the entrance, there is a hallway where the living area splits into two parts: 1 - a living room with an open-plan kitchen, a sitting zone with a fireplace and its access to a veranda and a swimming pool, an open office, and a guest WC; 2 - 2 bedrooms and 2 bathrooms with bathtubs. The master bedroom has an en-suite bathroom and a dressing room. Both rooms have access to a patio. A wide wooden staircase leads to the attic floor of the house. On the attic floor, there are three rooms: two bedrooms, a common bathroom with shower, and a gym. To the basement area, you get by a staircase from the main hallway on the ground floor. You can also get there directly from the outside. There is a large garage, some storage rooms, a boiler room, and a lot of space for a guest flat. The house has a diesel heating system, it is equipped with A/C units in each room; water filters are installed as well. There is its own drilling on the plot and an automatic irrigation system (installed in 2023) of the grass and garden. A sun lounge area is beside the swimming pool. The pool was built 2002. The property is in good habitable condition with solid floors and good wooden roof and ceilings. It is within 15-min drive from Corfu town and the airport.

**Contacts:**

**Julia Barsukova**  
**GSM:** +37129128323  
 (Viber, WatsApp)



ID: GR-35-158657  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

**E-mail:** [julia@mgroup.lv](mailto:julia@mgroup.lv)