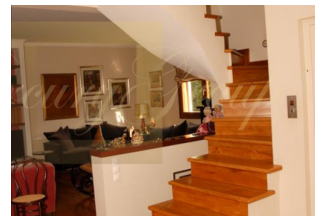




### Villa 350 m<sup>2</sup> in Athens

Greece, Athens

<b>Price:</b>	<b>€ 1 160 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	3
<b>Number of rooms</b>	6
<b>Land area</b>	715 m <sup>2</sup>
<b>Area</b>	350 m <sup>2</sup>
<b>Category</b>	For sale



For sale 4-storey villa of 350 sq.meters in Athens. The semi-basement consists of . The ground floor consists of living room with kitchen, living room, one shower WC. The first floor consists of 2 bedrooms, living room. The second floor consists of one bedroom, one bathroom, one storeroom. A magnificent view of the city opens up from the windows. There are solar panels for water heating, a fireplace, air conditioning, heating and a barbecue area. The owners will be leaving the furniture with the sale. Building has a lift. There is an alarm system installed. Extras included with the property: parking space, garden, garage. It is possible a purchasing of the neighbor plot with extra 150.000 euro, which has 715 m<sup>2</sup> area, and build extra 130m<sup>2</sup> plus utilityrooms on the lower level). The particular detached house impresses with its high-quality standards, it consists of four levels and it is located in a very nice spot at Agios Stephanos (St.-Stefan), Attica area, just a few kilometers from Lake Marathon and the National Road. The raised ground floor comprises a spacious living room with fireplace, a comfortable dining area and an excellent fully equipped modern kitchen with a separate room for taking a breakfast. The first floor accommodates two large master bedrooms, one of the bedrooms is equipped by the fireplace and a balcony with amazing view at the surrounding sea, it also has a space that can be transformed into a gym or another sitting area. The amazing mansard level with a roof made of the natural high-quality wood materials has its own bathroom and storage space. On the underground floor, except the functional utility rooms and a large garage, there is an outstanding playroom and another bedroom and bathroom, that can be transformed into a guest's room or a room for staff. The private amazing garden of the residence featuring a wooden gazebo, pergola and barbecue area, ensures great moments of relaxation with family and friends. Many special extras, such as flooring and frames in teak wood, satellite TV, generator, cellar and a garage with an electric door, make this a truly luxurious estate. Agios Stefanos is a lush suburb located at 25km, northeast of Athens, between the mountains of Penteli and Parnitha and just a few kilometers from the Marathon Lake. It is surrounded by pine forests, it is very popular among the residents of Athens due to its fresh climate in the summer period, who in their search for better conditions of living, prefer to relocate in these southern areas of Attica. Moreover, contrary to its neighboring municipalities that have mainly a strict built-up character, the local market of Agios Stefanos is both convenient and attractive.



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