



### Villa 290 m<sup>2</sup> in Attica

Greece, Attica

<b>Price:</b>	<b>€ 900 000</b>
<b>Object type</b>	House
<b>Year built</b>	1994
<b>Bedrooms</b>	6
<b>Number of rooms</b>	8
<b>Land area</b>	500 m <sup>2</sup>
<b>Area</b>	290 m <sup>2</sup>
<b>Category</b>	For sale



For sale 3-storey villa of 290 sq.meters in Attica. The ground floor consists of 2 bedrooms, living room with kitchen, one bathroom, one WC. The first floor consists of one bedroom, living room with kitchen, one WC. The second floor consists of 3 bedrooms, one bathroom, one WC. A magnificent view of the city, the sea, the mountain, the forest opens up from the windows. There is a fireplace, air conditioning, heating and 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. The villa is located in the area of Nea Makri, being located only 20 meters from the sea coast, the house provides a great opportunity of comfortable living for one or two families. The villa contains one spacious independent apartment on the ground floor and two-level house above with a total surface area 280 sq.m. Ground Floor Two bedrooms, sitting room, dining room, kitchen, one bathroom, and one WC. Upper two-storey house Four bedrooms, sitting room, dining room, kitchen, one bathroom, one WC and one en-suite WC, two verandas (the bigger looking at the sea), terrace around the three sides of the villa of the top floor with an excellent view of the sea and all area. Other information The villa is very spacious and suitable to be used as a permanent residence throughout the whole year. A plot about 480 m<sup>2</sup> - including garden 100 m<sup>2</sup> (with built-in bbq), parking space of 65 m<sup>2</sup> and storage spaces totaling 19 m<sup>2</sup>. Windows and doors material is aluminum. Central heating. Air conditioning in all bedrooms. Roof tiles on the top. Security alarm. The residence is located 20 m. away from a clean, easily accessible beach and a kid-friendly pedestrianized road, ideal for walking, cycling, running or just relaxing by the sea.

#### Contacts:

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