


Please consider the environment before printing this Property

Singer
Vielle



Modern House with Swimming Pool For Sale

 Perigiali, Lefkada, Greece

FOR SALE 

€ 650,000 Asking price

Location

Perigiali is a picturesque coastal village located on the eastern coast of the Greek island of Lefkada. Nestled between lush green hills and the azure waters of the Ionian Sea, Perigiali offers visitors a serene and idyllic setting for relaxation and exploration.

Perigiali is also renowned for its beautiful beaches, including the nearby Padas and Skala beaches, where visitors can soak up the sun, swim in crystal-clear waters, or engage in water sports such as snorkeling and kayaking.

For those interested in exploring further afield, Perigiali serves as an excellent base for discovering the natural wonders and cultural attractions of Lefkada.

The highly popular tourist resort of Nydri is less than 1km away.

© 2024 Singer Vielle Ltd

Please consider the environment before printing this Property

Singer
Vielle

Summary

- Large 2-bedroom detached house with swimming pool, constructed in 2014
- Elevated position with breathtaking panoramic sea views
- A short walk from the popular Pasa/Perigiali Beach and local amenities
- The property is for sale furnished
- Ideal for use as a permanent home, a holiday home or as an investment opportunity for use as a seasonal or year-round rental
- €650,000, o.v.n.o

Situation

Situated on an elevated position, the property benefits from stunning panoramic sea views overlooking Skorpis, Meganisi and many other Ionian islands.

© 2024 Singer Vielle Ltd

Please consider the environment before printing this Property



Description

The property sits on approx. 1058.03²m of land and consists of Ground Floor (100²m), First Floor (38²m) and Basement (100²m). The house was built in 2014/2015 and constructed with a concrete and steel skeleton, Ytong concrete blocks (and not traditional Greek bricks), and additional insulation covering the entirety of the exterior, making for excellent insulation and thermal properties. All external doors (single and sliding) and windows are double glazed and manufactured in powder-coated aluminium. There are insect screens to all openings.

- Swimming pool (approx 32²m) and fully functioning Pump Room.
- Tiled flooring throughout property.
- Heat Pump.
- 2 Photovoltaic panels on roof providing hot water.
- Underfloor heating/cooling system.
- Lightning conductors on roof and grounded.
- Large 3-ring concrete soak away septic tank buried underground with access cover.

Ground Floor

Large driveway with land to side and access to lower driveway. Double glazed, modern design, front door. Off the Entrance Hallway [4.6m x 2.6m, not including Study/Office area] you will find –

- **Fully tiled Guest Toilet** [2.0 x 1.5m] with hand basin with cupboard.
- **Coat Cupboard.**
- **Double cupboard** with shelves.
- **Study/Office area** with window, built-in wooden desk, drawer unit on wheels and ergonomic large office chair.
- **Sliding door** leading to small hallway with internal White Marble stairs going to the First Floor and Basement areas.
- **Main Bedroom** [4.4m x 4.3m] (with en-suite bathroom) has 2 fitted double mirror-fronted cupboards and 1 white-fronted fitted double cupboard with shelving. King size bed with 2 x 3 drawer bedside tables. Sliding doors leading to a balcony overlooking the sea.
- **Fully tiled En Suite bathroom** [4.4m x 3.1m], with white sanitary ware, consisting of a bath, hand basin with vanity cupboard and a mirrored medicine cabinet above, toilet and large walk-in shower which has a glass frontage and door.

© 2024 Singer Vielle Ltd

Please consider the environment before printing this Property

Singer
Vielle

- **4 steps down to Open-plan Living Area** [5.3m x 8.4m]. 2 x large sliding doors. 1 glass door to garden and patio area. 1 sliding window. IKEA 3-seater sofa, TV, fitted wooden shelf, IKEA wooden extending table and 4 wooden chairs. 2 x IKEA white (window height) double door cabinets.
- **Kitchen** [3.3m x 3.2m]. Fully fitted with numerous top and base units, fitted SMEG electric oven, IKEA induction hob, pull-out extractor fan above hob, integrated Hotpoint Larder Fridge, Candy 8-place dishwasher, and a microwave oven.
- **Outside space – Level 1.** L-shaped paved patio with light grey metal railings and gate to steps leading down to swimming pool. Grassed area to side of the house. Glass and metal table with chairs. Large sun parasol and stand (bolted to the patio).
- **Outside space – Level 2.** Swimming pool. Blue mosaic tiles to pool and sand-blasted marble edging. Pool surrounds fully tiled. Light grey metal railings. Gate and steps down to lower driveway and garage area in Basement. 6 sun loungers, 3 sun umbrellas and bases.
- **Outside space – Level 3.** Steps down from Level 2 to area of land and Pump Room under the swimming pool (entry doorway, pump room is full head height).

First Floor

Small landing and window with door leading to –

- **Bedroom** [3.8m x 4.6m] (with en-suite) consisting of 2 fitted wardrobes connected by a dressing table top. Double bed with mattress, 2 x 3 drawer bedside table sets, and a Bunk Bed set with memory foam mattresses. Remote-controlled Air-Conditioning Unit on wheels. Window and sliding double glazed doors to a large L-shaped balcony overlooking the swimming pool, Ionian Sea and islands, and a stunning 180° panoramic view.
- **Fully tiled en-suite Bathroom** [3.8m x 2.3m] Large walk-in shower, white sanitary ware hand basin, with vanity cupboard below and mirror above, white toilet.

Basement

Internal White Marble stairs down to hallway with tiled floor, and door leading out to partially enclosed garage space. The Basement consists of –

- **Room 1.** Store room. Tiled floor. Large Chest Freezer
- **Room 2.** Room, tiled floor with 300 litre water tank and water system. Bosch 7kg washing machine.

© 2024 Singer Vielle Ltd

Please consider the environment before printing this Property



- **Room 3.** Large room ideal as workshop or transformation into more living space. Double metal doors leading out to partially enclosed garage space.
- **Garage space** leading out to lower driveway.

***All room measurements are approximate, but as close as possible.**

Price

Offers in the region of €650,000.

The property is for sale furnished and is ideal for use as a permanent home, a holiday home or as an investment opportunity for use as a seasonal or year-round rental.

Contact for further information

Elaine Tucker

etucker@hotmail.co.uk

Contacts

Singer Vielle

 Singer Vielle

[+44 \(0\) 207 935 7200](tel:+44(0)2079357200)



 Dale Henry

[+44 \(0\) 203 701 1356](tel:+44(0)2037011356)
dale@singervielle.co.uk

See website for full details : <https://singervielle.com>

Disclaimer

This disclaimer applies to www.singervielle.com (the “Site”) which is owned by Singer Vielle Limited (“Singer Vielle”) and operated under licence by Singer Vielle 2 LLP.

All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.

© 2024 Singer Vielle Ltd