



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



South Crete Makri Gialos Close to the beach and guaranteed sea views



Exposé 360258 2019065-1234 | Object of purchase | 340.000 EUR



Price

purchase price	340.000 EUR
----------------	-------------

Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
---------------	----------------------------------

Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.
-----------------	--

Location

City	720 55 Makri Gialo
------	--------------------

Country	Greece
---------	--------

Region info	Kreta Lasithi Sitia
-------------	---------------------

Areas

Living area	approx. 100 m²
-------------	----------------

Type of room	3
--------------	---

Number of bedrooms	2
--------------------	---

Number of bathrooms	2
---------------------	---

Plot area	approx. 300 m²
-----------	----------------

Number of balconies	1
---------------------	---



Furnishing

Bath with	Shower
Flooring	Tiles
Chimney	Yes
Orientation balcony / terrace	South
Type of parking space	Free space
Garden use	Yes
Air-conditioned	Yes
Furnished	partly furnished
Swimming pool	Yes

Infrastructure

Additional comments

Pets allowed	Yes
usable as a vacation property	Yes

Object identifier

System Object no.	360258
-------------------	--------



Property description

South Crete Makri Gialos Close to the beach and guaranteed sea views

This 2-storey detached house, just 200 metres from the beach, is located on the south coast of Crete, in Makrigialos, on a plot of approx. 300 m². It offers a fantastic panoramic view of the sea. On the ground floor is the kitchen with a dining area that seats 6 people, the living area with an open fireplace and a bedroom with an en suite bathroom. A beautifully tiled marble staircase leads to the upper floor with two bedrooms, each with en suite bathrooms and a large balcony from which you can enjoy the fantastic sea views. The house has been furnished to a high standard and lovingly decorated with wall panelling. The beautifully designed and tiled outdoor area has a 25 m² swimming pool and a terrace with a barbecue grill. There is also parking space for your car. This property can be used as a permanent residence or alternatively be offered as a holiday home.

Location

Makrigialos, wo sich viele Geschäfte befinden, ist in nur 5 Autominuten entfernt. Die Großstadt Ierapetra mit allen Geschäften des täglichen Bedarfs ist in ca. 30 Fahrminuten erreichbar. Auch Sitia mit einem modernen Krankenhaus, allen benötigten Geschäften und neu erbauten Flughafen „Vitsentsos Kornaros“ liegt in nur ca. 30 Autominuten Entfernung. Ein idealer Ausgangspunkt. Kontaktieren Sie uns gerne für weitere Informationen oder um einen Besichtigungstermin zu vereinbaren.



Other information

Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% commission
Due to the small business status according to § 19 UStG, we do not charge VAT and therefore do not show it.

We look forward to sending you further information about this property or to organising a personal, German-speaking viewing for you on site.

Please note:

The stated living space may differ greatly from German specifications (calculation, living space ordinance, DIN standards) - it is essential to check during the viewing whether this is the actual living space or whether usable areas have been included (cellar, utility room, balcony, terrace, etc.). In Germany, a room is measured from inside wall to inside wall. In Greece, a room is often measured from outer wall to outer wall - the walls are therefore included in the calculation.

The property offers have been carefully checked and translated. However, we cannot accept any liability. We have received all information from the client. Our client / seller expressly reserves the right to let / sell the property at any time.

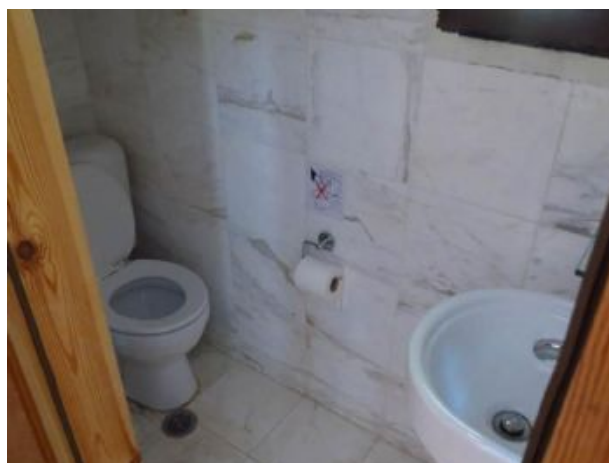
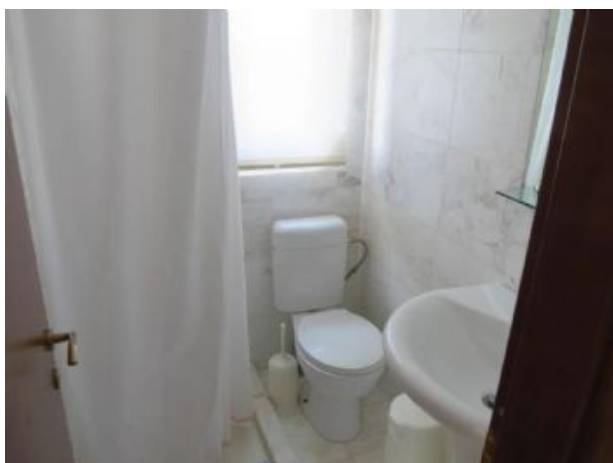
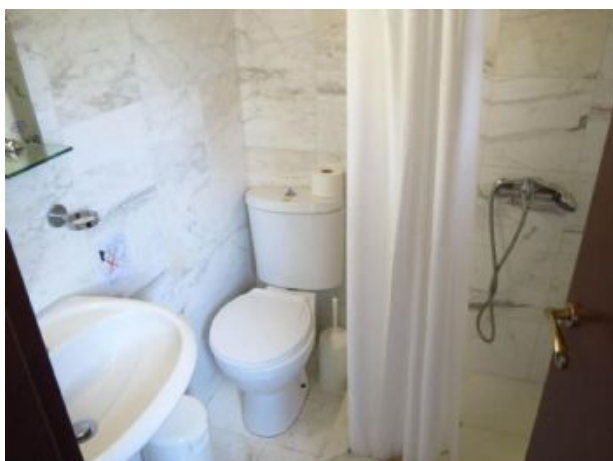
The General Terms and Conditions of Business and Cancellation of Immobilien

Torsten Bär apply and can be viewed at

<https://kreta-villas-baer.de/agb-allgemeine-geschaeftsbedingungen>

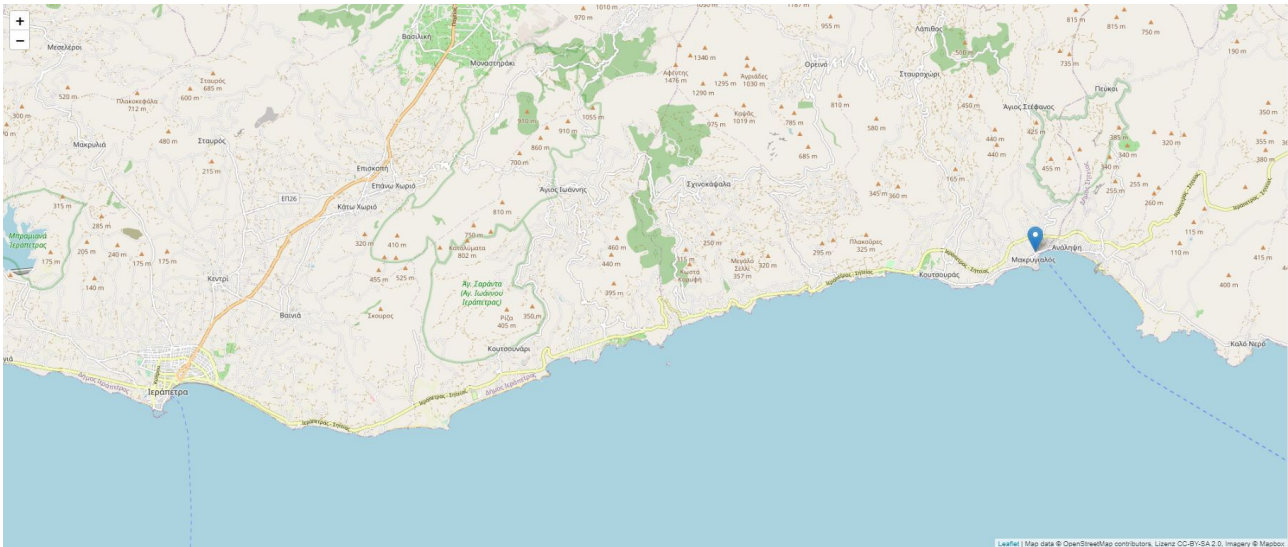








Lageplan



Lageplan