



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



A two-storey house for sale in Xerokampos



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Exposé 360294 2022305-1228 | Object of purchase | 280.000 EUR



Price

purchase price	280.000 EUR
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Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
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Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.
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Location

Street	* *
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City	720 59 Xerokampos
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Country	Greece
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Region info	Kreta Lasithi Sitia
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Areas

Living area	approx. 132 m ²
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Type of room	3
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Number of bedrooms	2
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Number of bathrooms	1
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Plot area	approx. 100 m ²
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Furnishing

Kitchen	Kitchenette
Bath with	Shower, Window(s)
Flooring	Tiles
Orientation balcony / terrace	South
Garden use	Yes
Air-conditioned	Yes
Furnished	Furnished

Object state

Condition	Maintained
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Infrastructure

Distances to...	Airport: ca. 60.00 km
Distances sport and leisure	Ocean: ca. 1,5 km Beach: ca. 1,5 km
Delivery	Yes
Outlook	at sea



Additional comments

usable as a vacation property	Yes
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for commercial use	Yes
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Object identifier

System Object no.	360294
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Property description

A two-storey house for sale in Xerokampos

A modern house for sale in a charming location of Xerokampos. The house is spread over two floors, of which the top floor is 76 m² and is fully finished.

The ground floor is 56² and is unfinished as shown in the photo.

The two floors can be accessed independently and are also offered separately

Upper floor price on request

Lower floor price on request

The house does not have a separate plot of land. A plot of land with olive trees behind the house can also be purchased.

Price on request The top floor consists of two bedrooms, a large bathroom, a kitchen and a dining and living area. It is sold fully furnished.

There are porches around the house with very good sea views.

There is also an outside staircase to the roof terrace The distance to the sea is about 400 metres

Xerokambos is a quiet, secluded place far away from everything. The beaches of Xerokambos were already known before the tarmac road was built. It was a bit of an adventure to get to Xerokambos. Nowadays, Xerokambos can be reached via a well-maintained road that leads over a mountain range of about 600 metres. Of course, Xerokambos is a perfect place for a pure beach holiday and an ideal place for snorkelling, diving and fishing. The 3 beaches of Xerokampos are covered with white sand. The small salt lake of Xerokampos forms a lagoon, an ideal refuge for birds, flamingos! In summer you will see a dry lake, but if you visit Xerokampos in winter or spring, you will see that it is flooded with water. From the northern coastal town of Sitia to Xerokampos is a 1 hour drive (44 km): the nearest village is Zakros, 11 km and 20 minutes drive. From Heraklion airport to Xerokampos 3 hours drive 167 km. To the south coast town of Ierapetra 1 hour 40 minutes drive. Xerokambos is one of the most remote areas of the island due to its distance from the towns of Lassithi. You will find a petrol station, a pharmacy and a butcher in the coastal village of Zakros (20 minutes' drive). To withdraw cash (ATM) you have to drive to the mountain village of Ziros (44 km, 30 minutes drive).



Location

The distance to the sea is about 400 metres Xerokambos is a quiet, secluded place far away from everything. The beaches of Xerokambos were already known before the tarmac road was built. It was a bit of an adventure to get to Xerokambos. Nowadays, Xerokambos can be reached via a well-maintained road that leads over a mountain range of about 600 metres. Of course, Xerokambos is a perfect place for a pure beach holiday and an ideal place for snorkelling, diving and fishing. The 3 beaches of Xerokambos are covered with white sand. The small salt lake of Xerokambos forms a lagoon, an ideal refuge for birds, flamingos! In summer you will see a dry lake, but if you visit Xerokambos in winter or spring, you will see that it is flooded with water. From the northern coastal town of Sitia to Xerokambos is a 1 hour drive (44 km): the nearest village is Zakros, 11 km and 20 minutes drive. From Heraklion airport to Xerokambos 3 hours drive 167 km. To the south coast town of Ierapetra 1 hour 40 minutes drive. Xerokambos is one of the most remote areas of the island due to its distance from the towns of Lassithi. You will find a petrol station, a pharmacy and a butcher in the coastal village of Zakros (20 minutes' drive). To withdraw cash (ATM) you have to drive to the mountain village of Ziros (44 km, 30 minutes drive).

*** Translated with www.DeepL.com/Translator (free version) ***



Other information

Wichtige Information:

Kaufpreis zuzüglich ca. 10,5% Kaufnebenkosten und 2,50% Courtage Aufgrund des Kleinunternehmerstatus gem. § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.

Wir freuen uns darauf Ihnen weitere Informationen über dieses Objekt zu senden oder für Sie eine persönliche, - auf Wunsch deutschsprachige - Besichtigung vor Ort zu organisieren.

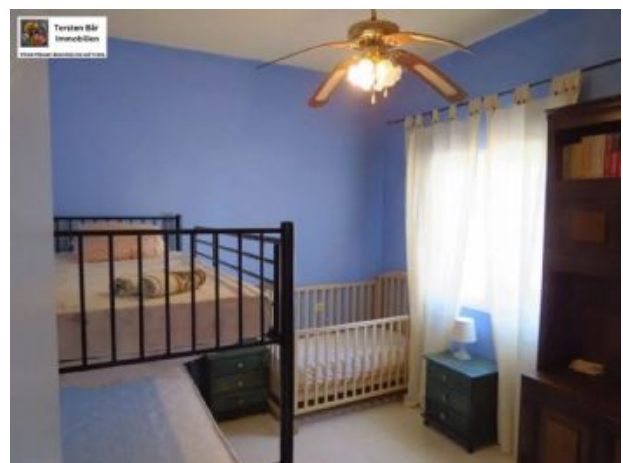
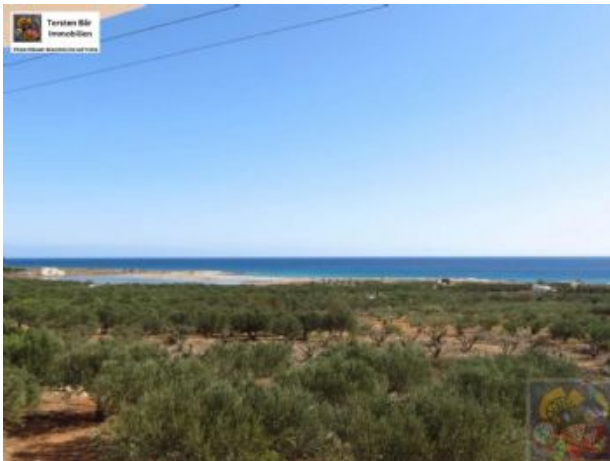
Bitte beachten:

Die angegebene Wohnfläche kann stark von deutschen Angaben (Berechnungs-, Wohnflächenverordnung, DIN-Normen) abweichen – unbedingt bei der Besichtigung überprüfen, ob es sich um die tatsächliche Wohnfläche handelt oder ob Nutzflächen mit einberechnet wurden (Keller, Technikraum, Balkon, Terrasse etc.). In Deutschland misst man ein Zimmer von Innenwand zu Innenwand. In Griechenland misst man oft von Außenwand zu Außenwand – die Wände werden also mitgerechnet.

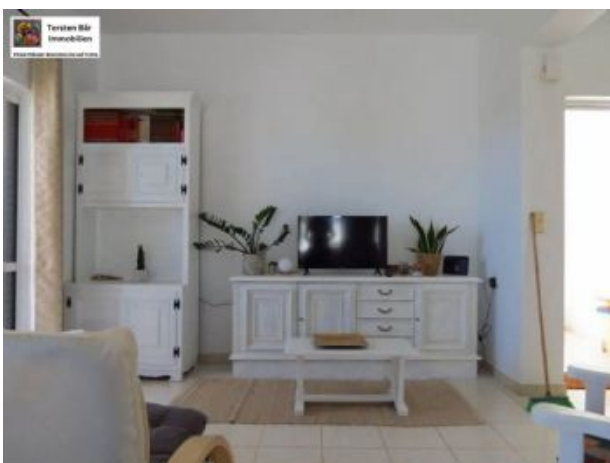
Die Immobilienangebote wurden sorgfältig geprüft und übersetzt. Dennoch können wir keine Gewähr übernehmen. Alle Angaben haben wir vom Auftraggeber erhalten. Einen Zwischen- /verkaufvermietung behält sich unser Auftraggeber / Verkäufer jederzeit ausdrücklich vor.

Es gelten die Allgemeinen Geschäfts- und Widerrufsbedingungen von Immobilien Torsten Bär einzusehen unter:

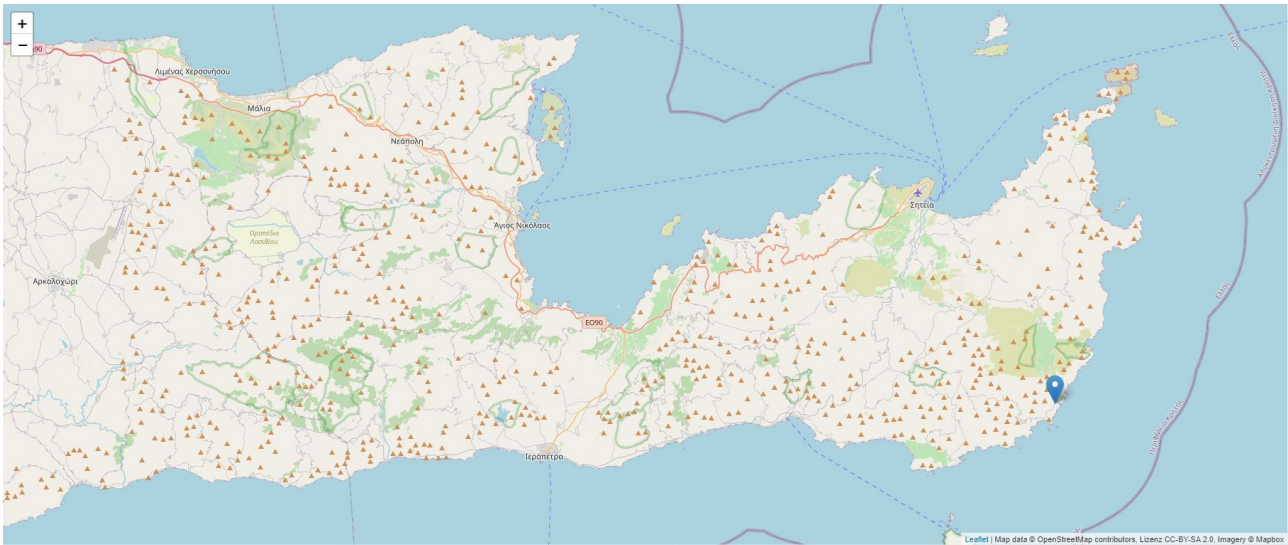
[Allgemeine Geschäftsbedingungen Torsten Bär Immobilien](#)



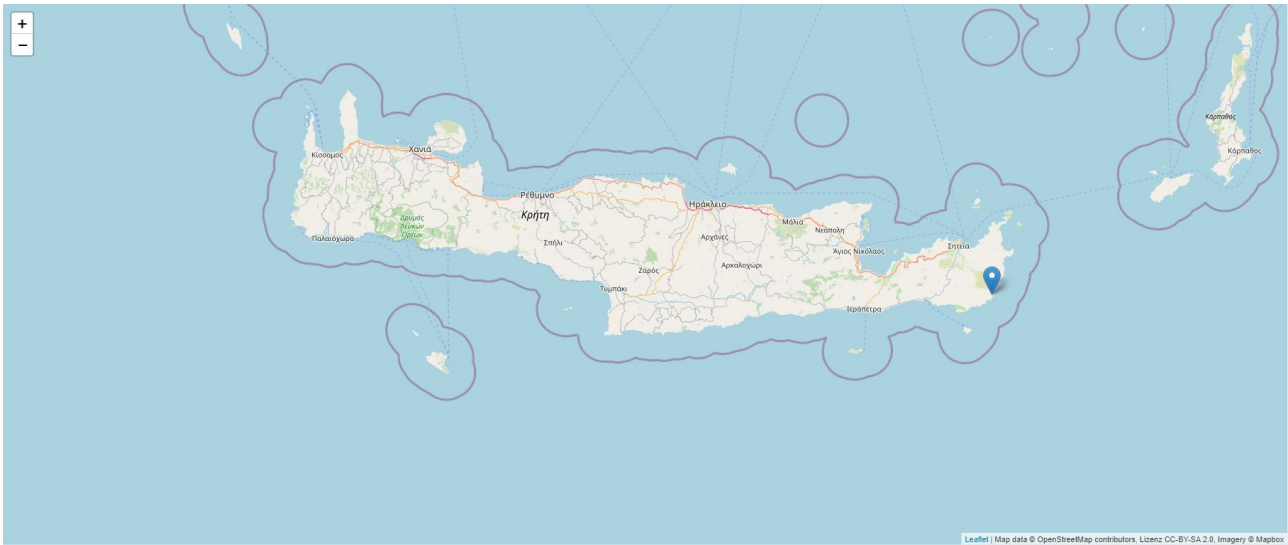








Lageplan



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