

Villa For Sale in Rachi/Kioni IDMV013KIO

Description

- **Size: Villa 154m2, Land 601m2**
- **Price: 630 000.00 Euro**
- **3 Bedrooms**
- **2 Bathrooms**
- **Swimming pool**
- This traditional island villa is set in the hilltop of the quaint village of Rachi which is a 5 minute drive to the picturesque and popular town of Kioni. The bedrooms are comfortable in size with the living and kitchen area providing additional space. The bathrooms are situated at the lower and upper level of the villa.
- The property boasts magnificent panoramic sea views, stone walled terraces with the east facing terrace providing spectacular sunrises. The swimming pool and outdoor spaces are perfect for entertaining. There is road access to the property via the road to Kioni or the road below the property which leads to Mavrona bay. The property is secure and has private parking.
- Additional to the property the land surrounding is lush with olive trees and easy to maintain. There is a studio flat below the villa which can be rented through out the year as it has a separate entrance and contains all necessary amenities.
- We believe this a ideal investment property for through out the year rental purposes.





House for Sale in Agios Yiannis IDMV01AGY

Description

- **Size: 630m2**
- **Price: 229 000.00 Euro**
- **3 Bedrooms**
- **Spectacular panoramic view over the Kefalonia/Ithaki channel**
- This house located in the ever popular village Ayios Yiannis which is on the outskirts of Lefki village which is known for its breath taking sunset views. This west coast house consists of 2 bedrooms within the house as well as a third located separate to the house along with an outside bathroom and wash area.
- The house has potential for renovations or can be lived in immediately, it depends on the purpose and use of the buyer. The land is situated within the town zone which allows for further building with no restrictions. There are pathways which lead towards crystal clear beaches all within walking distance from the house.

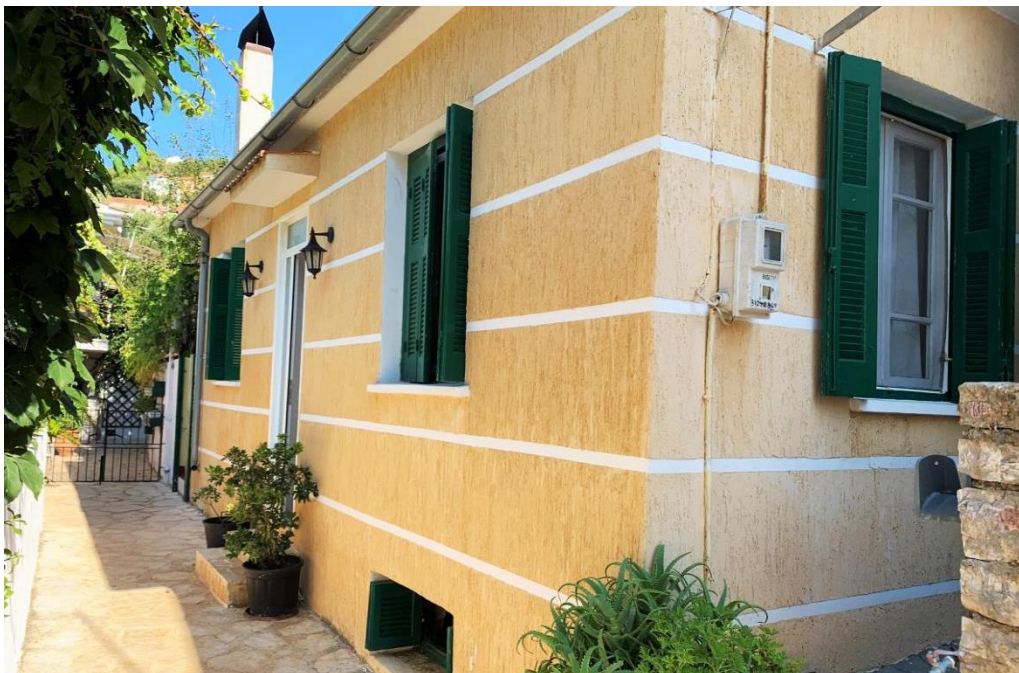


House for sale in Rachi/Kioni IDMV012KIO

Description

- **Size: 1500m2**
- **Price: 380 000.00 Euro**
- **Double Storey House**
- This house is a typically built Ithacan house with a top level living area and the lower level storage area. This house has enormous potential for the right buyer who is willing to take on the work that needs to be done.
- The lower level can be renovated into the living and entertainment area whilst the top level can remain as the bedrooms and bathrooms. Behind the exterior plastered walls are solid stone built walls which if stripped back would provide a chic and natural look to the house.
- The land surrounding the property is sufficient enough to build on further or expand to an outside entertainment area with a swimming pool. The land is set deep into the mountain with the house at the forefront providing spectacular sea views. There is road access to the property above the house as well as a pedestrian entrance on the road towards Kioni.





House for Sale in Kioni IDMV019KIO

Description

- **Size: 58m2 house, 121m2 Land**
- **Price: 300 000.00 Euros**
- **Convenient town house in the heart of Kioni village**
- This gem of a property is situated in the backstreets of the pretty fishing village of Kioni. The house is a practical in design and layout. It consists of two comfortably sized bedrooms, spacious open plan kitchen, dining and living area and a bathroom.
- There is a undercover courtyard at the back of the house, which is perfect for entertaining. A small garden shed and vegetable patch also make up this area. It is decorated with flowering pot plants and ivy.
- The house is well built and has been recently renovated. The décor is inviting and it has a homely feel. There is air conditioning as well as a fireplace in the lounge for heating the house during winter.
- This is a superb opportunity for someone looking to be within the town and would be immediately available to move into with minimal or no renovations required. The waterfront and restaurants are a minutes' walk away and one can enjoy the bustling lifestyle of this highly sought after village. It is a great investment and it can be rented seasonally should it be bought as a second home and only used periodically throughout the year.



Land for Sale in Piso Aetos IDMV002PIS

Description

- **Size: 1100m2**
- **Price: 65 000.00 Euros**
- **Conviniently located close to the Post of Odysseus and Vathi town.**
- This is a truly magnificent piece of land located in the middle of the island close to the Port of Odysseus . The land is situated below the main road which means it is easily accessible as well as electricity lines have been erected close to the property.
- With all these features already in place it will benefit the buyer should they choose to start building. The land has been granted building permission for up to 200m2 and all necessary forest papers have been approved.
- The land itself is slightly terraced with an easy to build gradient. It maintains beautiful olive groves and has been well maintained. It boasts spectacular sea and mountain views and you get a real sense of the natural beauty of the island.
- The newly built and renovated Post of Odysseus would make this area more desirable in the years to come and it would be a smart investment opportunity to consider purchasing and building in this area.



Land for Sale in Vathi

IDMV027VAT

Description

- **Size: 5815m2**
- **Price: 630 000.00 Euros**
- **Fantastic Investment opportunity for large scale development in Vathi**
- Magnificent piece of land for sale in Vathi with incredible panoramic bay views.
- This piece of land encompasses a large portion of the mountainside between two roads. All paperwork is complete and approved for this land in order to start building. The terrain is at an incline from the bottom road however it is buildable throughout the entire property.
- You would be allowed to build more than 200m2 as the perimeter of the land fall within the town zone. The area has electricity and water is supplied by the council.
- The land is in the perfect location to consider large scale development as it is in Vathi town which is highly sought after area for holiday makers who visit the island. The views looking towards the bay and out towards Lazaretto provide a 360 of the entire Vathi harbour.
- The land is soaked in late afternoon sun and is situated on the quieter side of the bay. The property borders the bottom road which is on the waterfront - providing road access via the top of bottom road. One could moor a boat in the boat yard and walk across to the property. The convenience and location is what makes this property a fantastic investment.



Boutique Hotel for Sale in Vathi IDMV044VAT

Description

- **Size: 950m2 land and 360m2 hotel**
- **Price: 630 000.00 Euros**
- **Fantastic business opportunity with existing clientele and return on investment**
- Alicelia is a beautiful and sophisticated boutique hotel which is new on the market.
- The original building has been standing since the 1800's, making it a listed building, therefore when renovations were made in 2009, strict regulations and guidelines were followed to preserve the integrity and character of this beautiful building.
- The hotel comprises of two levels with four rooms on the ground level and another six on the top level. Each room has been designed in meticulous detail and has a slightly different layout to the next. The contemporary and sophisticated decor offers a sense of luxury, comfort and ease.
- The outdoor spaces are equally as beautiful and thought of as the interior. Stone terraces shaded with umbrellas and natural vine pergolas create a tropical oasis within the heart of the town.
- Towards the back of the hotel there is additional land in which there is scope to build further. This land has a prime view point of the harbour and the town below as it is elevated and overlooks the existing building.
- Alicelia Boutique Inn hotel is a thriving and lucrative business in which you can benefit from an immediate return on your investment. Furthermore the property has scope for further investment in which you can extend this existing business.



House with beach access for Sale in Vathi IDMV041VAT

Description

- **Size: 1082m2 land and 50.84m2 house**
- **Price: 475 000.00 Euros**
- **Incredible seafront house with beach access close to Vathi**
- Almost like a hidden treasure this property is located beneath the road and a few metre's from the shoreline.
- The original house was built in 1969 and in 2008 renovations started and was fully rebuilt by 2012. The house is small and offers the essentials of a double bedroom, living area with a sleeper couch and a bathroom. A kitchen would need to be installed which would create an open plan living kitchen area.
- The landscape of the property consists of leveled stone-walled terraces. An abundance of fruit trees such as orange, lemon, peach and plum along with nine olive trees make up the beautiful natural outside spaces of the land. There is private and secure parking leading off the main road with electricity and road access.
- The star of the show is of course the sea which is only a stone throw away from the property. The property borders the shoreline and has direct stair access to the little beach below. This would be ideal for docking a boat and moving between Vathi and the small bays along the coast by sea.
- The location of this house is just perfect for someone looking for a private space they can truly make their own. The house is a basic starting point to which you can add your personal touch and the outside areas would make for a one of a kind alfresco living space.



Land for Sale in Pilikata village IDMV004PIL

Description

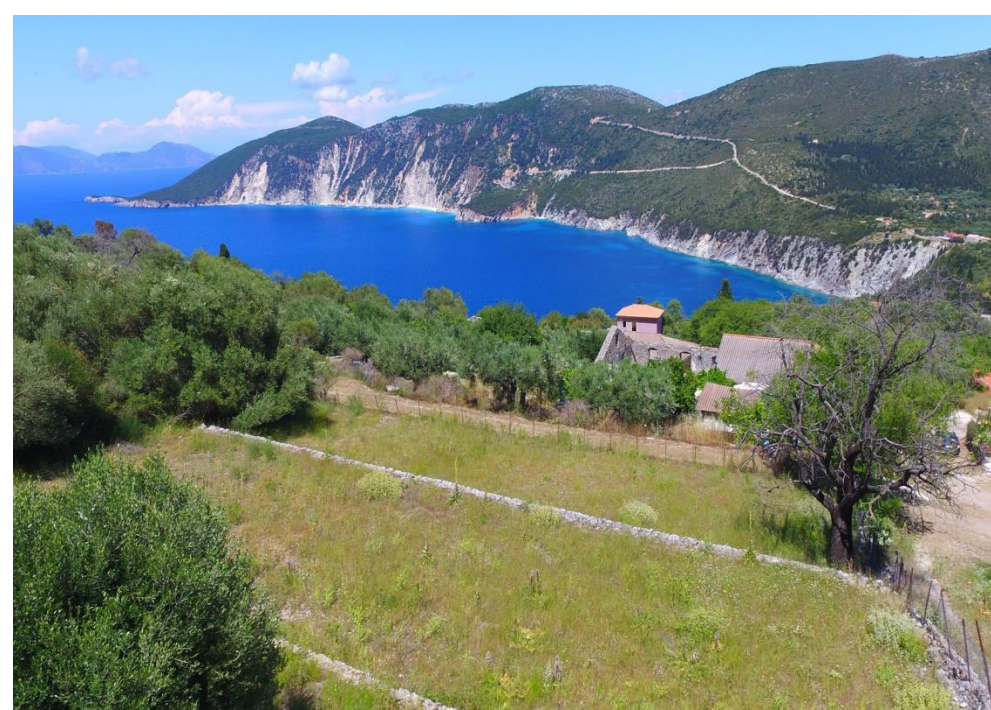
- **Size: 3028.69m² land**
- **Price: 105 000.00 Euros**
- **This beautiful land piece of land is nestled behind Stavros town in the Pilikata hills.**
- The land has a view of Frikes bay and the expanse of the valley below and mountainside above. This is a property one can only truly appreciate in person as the photos do not do it justice.
- The location is idyllic, the area is peaceful, surrounded by nature and off the beaten track. It is yet conveniently located to Stavros town, Platrithya or Frikes.
- The property has olive trees and is flat in areas, clear and terraced making it easy to build on. There is road access and electrical supply to the property.
- The forest papers and building rights have been approved, so development to the land starts immediately.



Land with sea views for Sale in Kollerí IDMV001KOL

Description

- **Size: 2100m² land**
- **Price: 70 000.00 Euros**
- **This is a beautiful piece of land for sale in the hillside village of Kollerí.**
- It is impressively well-maintained with clear, flat terraced areas. There are a few olive trees scattered amongst the vast landscape. The spectacular view is of the iconic bay of Afales.
- The location of Kollerí provides the most spectacular view of Afales as it is high enough to appreciate its beauty and low enough down the mountain to walk there.
- The land has a secure perimeter and has road access. There is water and electricity supply in the area. The forest department has approved building permission of up to 200m² for the 2100m² size of property.
- The village of Kollerí is quiet and tucked away and allows one to get a real sense of the island lifestyle. That being said, it is only a short drive to Stavros town and Frikes for the conveniences such as shopping and the pleasure of restaurants and bars.



Land with license to build for Sale in Vathi IDMV049VAT

Description

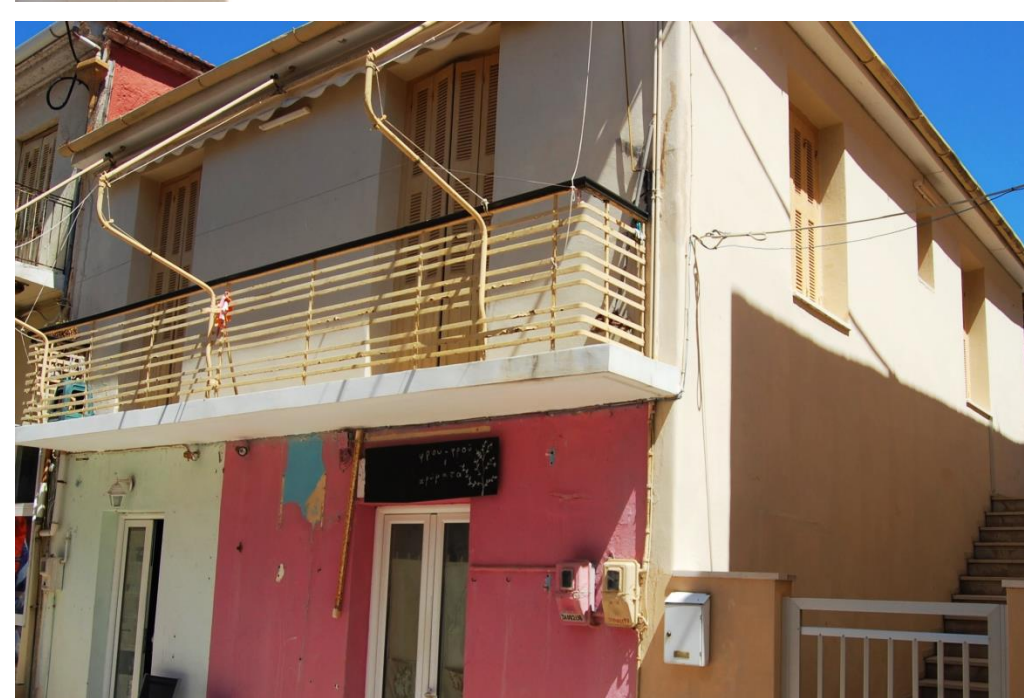
- **Size: 4954m2 land**
- **Price: 100 000.00 Euros**
- **This spectacular piece of land with vast olives groves and a license to build in the on the outskirts of Vathi is for sale.**
- This generously-sized property which spans over 4954m2 consists of 75 olive trees and beautiful terraced land with stone walls. The land produces a plentiful harvest of olives which is then processed into olive oil throughout the autumn months. The trees are healthy and land has been well maintained and cleared annually.
- The property is out of the town zone however it does have building permission and is being sold with a license to build 2 x 70m2 houses as per the current plans. However, there is flexibility with regards to the license in which you are able to build up to 220m2 should you not wish to follow the original planning permission. This license is valid until 2022. There is road access as well as electricity to the property.
- This piece of land is truly special as it captivates the natural surroundings beautifully; it is peaceful and quiet and would create the ideal setting for private or commercial investment. The surrounding land is still vast enough to maintain a bountiful annual olive oil production.
- If you are looking to build from the ground up with the benefit of already having licenses and plans in place, then this is the property for you.



House for Sale in Vathi IDMV050VAT

Description

- **Size: 156m2 land and 70m2 house**
- **Price: 180 000.00 Euros**
- **This house located in the heart of Vathi town is new on the market.**
- If you are looking for a convenient, spacious townhouse in Vathi this is definitely a property to consider. The house spans approximately 70m2 and consists of two bedrooms, kitchen, separate living area and bathroom.
- The outside spaces for this town house are large and provide you with lovely al fresco entertainment spaces. Each bedroom also opens out to smaller balconies. The house is ready for immediate occupation however you can renovate the interiors to achieve your personal vision.
- The house is light and breezy and with its central location you have the conveniences of the city at your doorstep. The local beaches of Loutsa, Filiatro and Skinos and many others are all within a five minute drive from the house.



House for Sale in Perachori IDMV021PER

Description

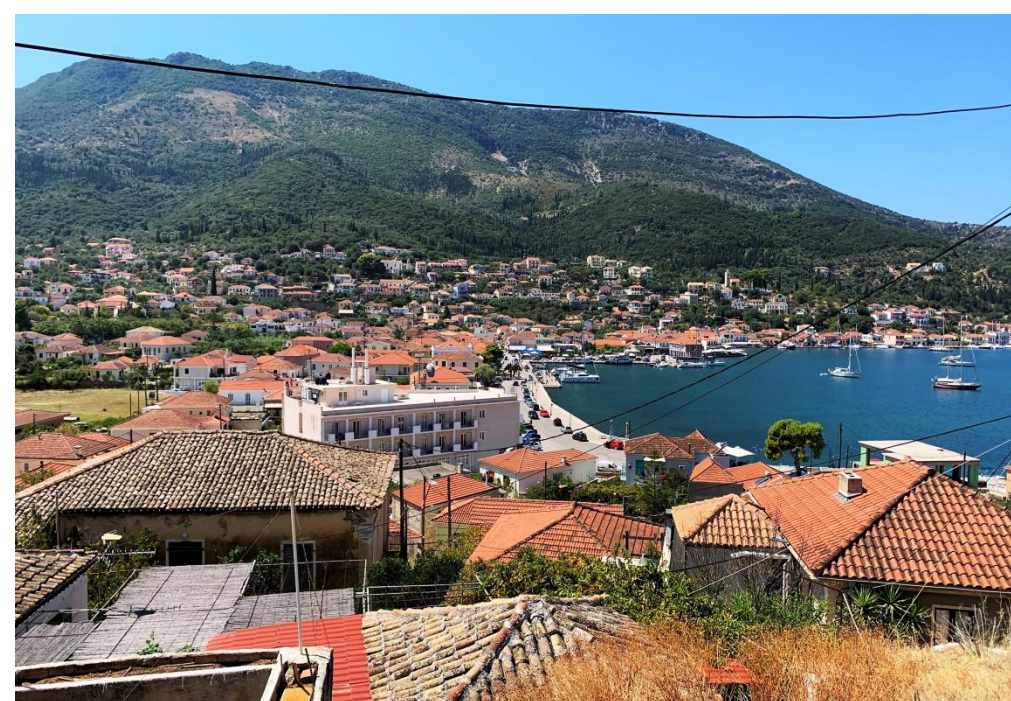
- **Size: 286m2 land and 74m2 house**
- **Price: 150 000.00 Euros**
- **This is a traditional multi level house for sale in the residential village of Perachori.**
- The bottom level of this house consists of two rooms at the moment. There is a garage and storeroom with a bathroom and the space is divided by dry walling. This 48m2 space can easily be converted into one living space which can be rented out.
- The top level is the main house which consists of two bedrooms which both open out to the balcony overlooking the road down to Vathi and the village beyond. There is a passage connecting the living area, bedrooms and bathroom. The living room and lounge are open plan, leading off of the living area is a separate kitchen.
- The ceiling, wooden floors and bathroom have been recently renovated and the roof was repaired in 2014. This house has scope for further renovation in order to achieve your personal and desired look.
- Furthermore, the roof has an attic for storage, air conditioning and central heating. The land towards the back of the house is elevated and consists of lemon trees. This land can be landscaped and levelled to create a decking area in order to enjoy the scenic village views.
- The house is in a convenient location and is only a short drive to Vathi surrounding beaches, the area is largely residential yet not overly crowded.



House for Sale in Vathi IDMV021PER

Description

- **Size: 286m2 land and 74m2 house**
- **Price: 150 000.00 Euros**
- **This house can be found in the foothills of Vathi town and is accessible via stairs and a footpath from the road below.**
- This house consists of two spacious bedrooms, two hallways, one of which is large and doubles up as a living area, a separate kitchen and bathroom. The single storey house has a storeroom beneath which has its own entrance leading off the footpath. This space can be converted into a small studio flat or entertainment room.
- The house spans a total of 74m2 including the storeroom and a 40m2 garden which is located in front of the house over the footpath. The house is ready for immediate occupation however one could choose to modernise the interior and consider minor renovations according to personal taste.
- One has incredible city and bay views from the large veranda overlooking the waterfront. This house is conveniently located and is within walking distance to Vathi and local beaches. There is a sterna (water cistern) for supply to the property, secure boundaries and scope for improvements with minimal investment.
- This house offers character and charm within the city and is ideal for investment purposes or a second home in which you can enjoy the island's slow-paced city life.



Land for Sale in Brosta Aetos IDMV002AET

Description

- **Size: 14 420m² land**
- **Price: 1,200 000.00 Euros**
- **This sea front property is for sale in the idyllic setting of the coastal area of Brosta Aetos.**
- You could not be any closer to the sea even if you tried. This property is vast and continues further inland with a steady incline in terrain. This elevation would offer you with infinite panoramic views of Brosta Aetos beach in the foreground and Atakos island in the far distance.
- The total property is 14 420m², has all paperwork and has been cleared for building purposes. There is a free-standing stone house, built in 1955 close to the roadside which measures 103m².
- This property is ideal for someone looking to invest in a large-scale development which would make full use of the potential this land offers.
- The land has been cleared and is well maintained. There are olive groves and fruit trees scattered among the stone walled terraced levels, small ruin's and old water wells.



House for Sale in Perachori IDMV022PER

Description

- **Size: 840m2 land and 84m2 house**
- **Price: 465 000.00 Euros**
- **Modern and private two storey house for sale in the village of Perachori in South Ithaca.**
- Located high up in the village it is the last house which is within the village's town zone, therefore providing privacy and allowing you to build a further 170m2 on the property without restriction.
- This property boasts magnificent panoramic views of Ithaca's southern villages and the mainland and islands in the distance
- The house consists of a total of 84m2 and there is an open plan kitchen and lounge area which open out to the spacious undercover balcony. One large bedroom with an ensuite bathroom and a small bathroom with shower and W/C. A wooden staircase leads to the maisonette level which can be used as the second bedroom or converted to an office space.
- The interior is modern and features exposed wooden ceiling beams and the antique furniture provides a sophisticated contrast to the contemporary aesthetic.
- Beneath the house there is a self-contained studio flat with a separate entrance. It consists of a living area, separate kitchen, bedroom and bathroom. This could easily be rented out throughout the year.
- The property has road access, electricity, phone and internet lines ready for use. The property is secure with a gated entrance, a lock-up garage beneath the house as well as storage space. The house is fully air conditioned and has central heating.



House for Sale in Lefki

IDMV006LEF

Description

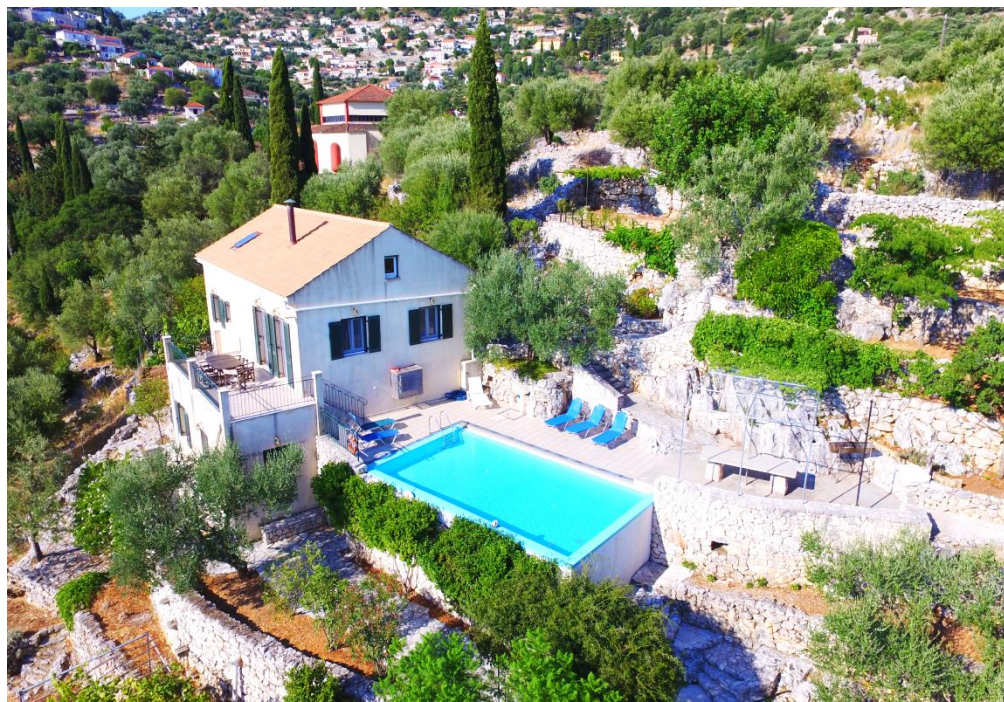
- **Size: 4300m2 land**
- **Price: 250 000.00 Euros**
- **Mountainside investment property on the popular west coast of the island.**
- This majestic property is vast and reaches from one road at the top of the property down to the other road at the bottom of the property. Essentially it is a portion of the mountainside.
- This allows scope of where you would like to build and from which road you would like to enter your property. The land has all the approved paperwork from the forest department, and you can build up to 200m2. The location of this property is its benefitting factor as it is in a quiet area, the property is so vast a house would remain private with all the land surrounding it.
- The views and afternoon sunsets from this property are the most sought-after on the island and are undeniably the most memorable. The coastline of Kefalonia is in the distance with the expanse of the channel between the two islands is an experience you will never tire from.
- The local beach of Ag. Ioannis is a five-minute drive from the property and is one of the best beaches north of Ithaca. You would also have the convenience of Stavros town being a short drive away and the port of Piso Aetos and Vathi within 20 minutes from the property.
- This is truly a special and breath-taking piece of land and would be a smart investment as the area is gaining popularity.



House for Sale in Perachori IDMV018PER

Description

- **Size: 871m2 land and 133m2 house**
- **Price: 850 000.00 Euros**
- **This three-bedroom villa with swimming pool on the outskirts of Perachori village is for sale.**
- This property offers privacy and tranquillity as it is set high up in the Perachori hills. It boasts enviable views of the panoramic landscape of the South of the island. This spectacular view can be enjoyed sitting poolside on the multi levelled stone terrace which has been built around the natural rock of the mountainside. There is a barbeque area to enjoy while entertaining with a natural grapevine shaded pergola.
- The villa consists of two double bedrooms and bathrooms downstairs and one twin bedroom upstairs on the mezzanine level with its own bathroom.
- The double bedrooms have built in floor to ceiling cupboards and air-conditioning. One bedroom open to the balcony area where you can enjoy the views. The open plan kitchen and lounge area is naturally lit and breezy.
- The wooden beams of the ceiling provide a lovely feature to the interior and gives a sense of loftiness and space supporting the high ceiling. The decor is neutral with tiled flooring throughout and a large fireplace in the living room area.
- This villa also offers an additional living space on the lower level. This self contained flat has been fitted with the electrical and plumbing installations however its not yet been fully completed with interior finishing and fixtures. This is the perfect annex to the main villa and can be rented on a long or seasonal basis.
- The property has incredible outdoor spaces which are easy to maintain with terraced gardens. The land is rich in fruit and blossom trees, grapevines and a few olive trees.
- Apart from all beneficial aspects this villa offers its potential owner, its location is ideal as it is a five-minute drive to Vathi town and the beautiful local beaches of the south.



House for Sale in Lefki

IDMV001LEF

Description

- **Size: 871m2 land and 133m2 house**
- **Price: 850 000.00 Euros**
- **This is a beautiful house in the mountainside village of Lefki.**
- The draw card for this wonderful property is the spectacular panoramic sea views of the channel between Ithaki and Kefalonia. This view can be enjoyed from the front patio. Lefki is known for the most enviable sunsets on the island.
- The house consists of two bedrooms, kitchen, lounge, and bathroom. The bedrooms are spacious, and the house is air-conditioned throughout and has all the comforts one would require.
- This is the perfect 'lock up' and 'go' house, if you're looking for something with low maintenance and easy to managed this is the ideal home for you.
- The land surrounding the house is neat and compact consisting of fruit trees. There is off road private parking for the property.
- The house is located a short drive to one of the most popular beaches on the island Ag. Ioannis beach which is crystal clear with white pebbled shoreline. Stavros town is a short drive for all shopping and other necessities.
- This house could be renovated and could be the perfect home to someone wanting to make Ithaca their base, but at the same time, it's a lucrative investment house for the seasonal or long-term rental potential.

