

BARNES

INTERNATIONAL REALTY



ENERGY EFFICIENT ESTATE | STAMATA, NORTHERN SUBURBS, STAMATA

PRICE: 17000000€

REF n°: **7163**

BARNES GREECE

18, Kanari str., 10674, Kolonaki, Athens, Greece

ENERGY EFFICIENT ESTATE | STAMATA, NORTHERN SUBURBS, STAMATA

Wonderful villa in a secluded estate in Stamata.

The villa of 668sq.m. is built on plot of 7.000sq.m. deep among the trees of Stamata.

The main building disposes two residences, one on the ground floor of 168sq.m. and one of 247sq.m. deployed on the 1st, 2nd and 3rd floor.

The ground floor residence has one large living room with a marble fireplace a kitchen, 4 bedrooms and 3 bathrooms.

The upper level residence consists of a large living room with a marble fireplace, an additional sitting area with another fireplace, a kitchen, 6 bedrooms, 3 bathrooms and a WC.

There is also another small residence of 40sq.m. ideal for maid's room or a guestroom.

The building has also got 140sq.m. of storage area, underground parking and a BBQ area with a kitchenette.

The vineyard of the estate has a production of 400 liters of wine annually, while the olive grove has a production of 150 liters of olive oil.

Last, but not least, the house has an energy efficiency rating of A+ as it is not using fossil fuels for heating but a heat pump.

A magnificent estate that praises privacy, less than half an hour from the center of Athens.

PLOT: 7000 m²

BUILDING AREA: 668 m²

BEDROOMS: 10

Alarm

BBQ

Fireplace
Impressive garden
Large veranda
Maid's room
Storage room
Underground parking



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This property is presented by



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