



ID-31EXO - 350,000 euro



This elegant period property, located in the village of Exoghi, offers the rare opportunity to restore a traditional Ithacan home with enviable views across northern Ithaca.

Built in 1911 this property retains all its original features, graceful proportions and Ionian charm. Offering privacy and unobstructed, expansive sea and island views over the bay of Afales, across to Lefkada and Epirus beyond.

Grasp the chance to own one of the last truly authentic village homes in the north of Ithaca island and transform it back to its original beauty or into your Greek Island dream home.

A truly stunning opportunity to create your piece of paradise.



ID-31EXO

Exoghi, N. Ithaca - Greece 28301

Price - 350,000 euro

SPECIFICATIONS

Land size - 559.76 m2

Traditional Stone 2 story house - 98.32 m2

Basement - 55.54 m2

Storage - 8.12 m2

Original and working intact water cistern 26.17 m2

Balcony - 7.45 m2

Inside Town Zoning of Exoghi, North Ithaca Greece

Extension possibilities for guest cottage and/or pool

East facing aspect

Bright and Spacious

Road Access

Quiet location

Terraced South facing garden

Expansive and unobstructed sea and island views to 2 bays - Afales and Frikes

Roof and beams in good condition

Wooden Floors

Original features - ie door frames, cornices, shutters etc

Electricity connected

On Road Parking

920 m from the sea

3.5 km to Stavros (Northern Center)

4.4 km to Afales Beach

5.3 km to Frikes Bayside

Clear Title

Ready to go

PHOTO GALLERY LINK - <https://www.ithacagreece.com/Real%20Estate/ID-31EXO/ID-31EXO.html>

Golden Visa increase from 250,000 euro to 500,000 euro. Although no official statement has been made as to when the increase will occur, local sources expect it to be in early 2023. A Golden Visa is your way into EU residency. Get in quick to take advantage of the entry rate before the increase date is officially announced.

Stunning views across northern Ithaca
Sea views to Afales and Frikes
Easy access to renovate and/or extend
Original traditional features
Unobstructed views

