

**HOME FOR SALE**



**Agios Nikolaos, Crete**

**Greece**

Asking Price

**€150,000**

Bedrooms **2**

Year Built

Bathrooms **1**

Date Listed

**04/08/2023**

Size **80 Sq M**

Listing ID

**GL-**

**1586372563**

Listed by: Listanza Services Group

For more information, visit:

<https://www.globallistings.com/4933395>

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**Overview**

Located in Agios Nikolaos.

Located a 3 minute walk to the center of Agios Nikolaos and the beach.

This one level town house is in need of some modernization, however it is possible to use right away.

The house is approximately 80m2 on land of 170m2 and consists of:

2 Double bedrooms,

Open plan Kitchen/Living room,

Bathroom with bath, sink and toilet

and 2 storage rooms.

At the back of the property there is a small terrace and the garden with a lemon tree and a pomegranate tree.

The roof of the building is flat and would make a very nice and spacious roof terrace.

Water, electricity and phone lines are connected; however they may need to be renewed.

It is possible to construct a three story building of total of 360m2 on this plot.

Agios Nikolaos is the capital of the county Lasithi and is located at the Mirabello Bay, north-east Crete, only 40mins away from the international airport of Heraklion. Geographically the town is well protected from strong winds allowing sea sports and swimming nearly all year round.

Although Agios Nikolaos has a population of less than 20,000 it has a several banks, supermarkets, shops of every kind, doctors, a modern hospital of high standard, public swimming pool and tennis courts, yacht marina, harbour, cinema, theatre, gyms, a 9-hole golf course, schools ranging from nurseries to 6-level high school and generally all the amenities you would expect to find in a large modern European town.

The microclimate is one of the best in Greece and the moderate temperatures rarely exceed 30c in summer or fall below 15c in wintertime. This wonderful dry climate together with the natural beauty of the area has attracted most of the high class hotels of Greece to operate here.

It is a 40-minute drive to Heraklion International Airport and a moderately short flight away from all major European cities.

**Contact**

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