







## PKL 174 - Beautiful 225 m<sup>2</sup> House Just 10 Meters from the Sea – Agia Marina, Leros

📍 🏠 House / Plot	house
Σ # Ref.	PKL-174
Σ 📏 Land area	372 m <sup>2</sup>
Σ 📐 House area	227 m <sup>2</sup>
# 🛏 Bedrooms	3
# 🛁 Bathrooms	3
# 🏗 Building Year	1981
# Price	480 000,00 €

  Description	<p>Located in the highly sought-after area of <b>Agia Marina</b>, this beautiful <b>225 m<sup>2</sup> property</b> offers a rare combination of comfort, charm, and investment potential.</p> <p>On the <b>ground floor</b>, a spacious <b>100 m<sup>2</sup> area</b>, previously used for commercial purposes, offers great flexibility for conversion or business use.</p> <p>The <b>upper level</b> features:</p> <ul style="list-style-type: none"> <li>• 2 bedrooms,</li> <li>• 2 bathrooms,</li> <li>• a large open-plan living room with kitchen and fireplace,</li> <li>• and a stunning bay window opening onto a <b>spacious terrace with breathtaking sea views</b>.</li> </ul> <p>Separated from the main house, a <b>small studio</b> with bedroom, bathroom, and kitchenette provides the perfect opportunity for a <b>seasonal rental income</b>.</p> <p>A <b>large 50 m<sup>2</sup> garage</b> offers generous space for vehicles or storage.</p> <p>The <b>roof is fully insulated</b> and equipped with <b>solar panels</b>, making the house <b>energy self-sufficient</b>. Any surplus electricity produced is <b>sold back to the grid</b>, generating an <b>additional income</b>.</p> <p>A rare opportunity just a few steps from the sea and within walking distance to the port and amenities of Agia Marina.</p>
  Location	<p><b>Αγία Μαρίνα</b></p>



Contact

Nastasia Van Straaten - Parakalo agency +30 694 20 48 135  
/ whatsapp +33 6 31 95 04 83