



## Charming villa with private garden and pool for sale in Penteli.

ATHENS



## Description

This residence with timeless charm, nestled in a large garden with a swimming pool will seduce you with its many advantages: location, decoration with old materials: floor tiles, marble fireplaces, checkerboard tiles, as well as its spacious reception rooms and its outbuildings. Perched on the hills 3km from Penteli, 10 minutes from the metro and the highway in Pallini, close to international schools, the airport, 25 minutes from the beaches and only 18km from Athens. It consists of a main house of 505 m<sup>2</sup>, an independent guest apartment of 84m<sup>2</sup>, plus a caretaker's house of 58m<sup>2</sup> and a garage, all built in 1980 on a plot of 1750m<sup>2</sup>. The thickness of the walls provides good thermal insulation and there is underfloor heating. On the ground floor an entrance hall, 2 large living rooms with their fireplaces, separate dining room, separate kitchen, laundry room, WC, a bedroom with its bathroom and two winter gardens. On the upper level we have a living room, 4 bedrooms including 2 masters with their ensuite bathroom, another bathroom plus a storage room with windows. The guest apartment is in a small independent house consisting of a living room, 2 bedrooms, 1 kitchen, a bathroom and there is also the gardener's house which consists of a two-room apartment, kitchen and bathroom. Proximity to international schools: Campion, Byron, Deree college and the French school 15-18 minutes by car.

## Property Details

Type	Ref. Id	Living Area	Total Area	Price
Houses	H-962	647 sq. m	1750 sq. m	1,750,000 EUR

Bedrooms	Bathrooms	Year Built	Distance From Sea
9	7	1980	—

## Property Features

private garden, Fireplace, Terrace, Parking, Private swimming pool,

### Agent Details

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