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[1746] **Peratia Opportunity**

Price: 450.000€

An investment opportunity in a serene environment just 3km from the heart of Lefkada town
Set in the tranquil area of Agia Barbara (Peratia) with picturesque views over Lefkada, the sunset-kissed sea, and verdant hills.

The structure sits on 2.361m² of a fruit orchard and spreads over 196m² on two floors. Designed to host a reception area and 8 suites. The large basement of 195m² is meant to feature a kitchen, a laundry & linen room, storage, and equipment room.

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	2.361m²	196.43m² + 60m²	8	8	√
2010	√	√	√	√	55m²
400m	Not Required				







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A 55m² pool has also been planned for, as well as an outdoor snack bar.

Additionally, two extra studios are right by the garden area and the orchard with various fruit trees and a vineyard.

This is an interesting proposition for someone looking to be close to Lefkada, beaches, and Preveza Airport.