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## [1984] Lefkas Unique Investment Opportunity

**Price: 495.000€**

Two storey property in the picturesque alleys of Lefkada town, featuring a backyard

This unique property is located in one of the most charming and traditional parts of Lefkada, offering easy access to the town center, shops and local amenities.

The ground floor previously operated as two separate retail shops, making it ideal for commercial use or conversion. The upper floor consists of a residential unit, suitable for private use or rental investment.

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The total built area is approximately 254m<sup>2</sup> while the plot size is 221,25m<sup>2</sup>. Also, there is the right to build an additional 112m<sup>2</sup>

This property combines residential and commercial potential, making it an excellent investment opportunity in a prime location.