

A-1343, AGRIOLOULOUDO HOTEL FOR SALE IN PLIKATI IN THE MUNICIPALITY OF KONITSA IN A BEAUTIFUL LOCATION

Buing. Current. 1.500.000 €



Πληκάτι, 44015

In a beautiful location

The hotel is located at the foot of Grammos at an altitude of 1350m. which offers cool days in hot weather, in the heart of the forest, 1200m. from the settlement of DD Plikati of the Municipality of Mastorochorion-Konitsi of the Prefecture of Ioannina. The hotel has an area of 14 acres and is located in a Natura 2000 area inside the permanent game shelter where wild goat populations live. Its construction began in 2008 and its operation began in 2010. Ideal for nature lovers since the variety in both the plant and animal kingdom is great. Can one observe with the telescope bears, wild goats, eagles etc. .In particular, it includes almost all types of vegetation as well as forest with oaks, wild fruit trees, wild apples, wild pears, skulls, wild blueberries, pine forest, fir forest, beech forest. It has the alpine zone with the last trees at 1800 m. Only the robolas while from there and above herbs grow. The existence of a permanent waterfall, a dragon lake, and three tributaries of the river Sarandaporo complete the landscape. With its own water source and running water in the installation. It is also a starting point for off-road routes with 4x4 cars as a 22 km long forest road connects Plikati with Aetomilitsa and then with the community of Grammostas, a place where the Civil War took place and there is a monument to the fallen at Stavros. A base for hunters, mushroom hunters and herb collectors. The area is the main starting point for climbers destined to conquer the peak of Grammos which is the fourth highest mountain in Greece. The path from the hotel to the top of Grammos (2520m.) Is 11.5km and it takes about 4 hours to travel. It starts at the hotel at an altitude of 1350 meters, passes through the old military outpost (1975 meters above sea level), follows the ridge, meets the peak (2231 meters above sea level), then the peak (2441 meters above sea level) and ends at the top of the 2520 meters line. Visitors for the rare Apollo butterfly. At 300 meters there is a helipad. Starting point also for the annual Grammos marathon. The area is designated Natura therefore there can be no other reconstruction. The existing building is 670 sq.m. of the total 6 buildings of the hotel and there is a building balance for another 730 sq.m. as well as the possibility of purchasing additional area from the public. The hotel consists of 6 buildings of traditional architecture located more than 10m. from one another. The 4 buildings consist of two apartments of 60 and 70 sq.m. with separate entrance. In each apartment there is a fireplace, fully equipped kitchen, TV, bathroom and individual heating. There are 4 one-room apartments that can accommodate up to 3 people and 4 two-room apartments that can accommodate up to 5 people. A building for climbers with two beds on the ground floor and 6 in the attic. There is a café and a restaurant with fine traditional cuisine. Each building has a 50 cm wall of immortal stone and inside stone wool and wood paneling. The ceiling is wooden with DOW stone wool insulation and concrete tile on the roof. Wooden german frames. Very good construction.

LAND INFORMATION:

Square : 670
Meters
Lot Size : 14000

CONVENIENCE:

General Amenities: No Elevator, Pets Allowed, Autonomous Heating,
Interior Amenities: Fireplace,
Landscape Amenities: View at the Mountain, Nice View,