

A UNIQUE OFFER A LAKESIDE PARADISE AT LAKE PLASTIRAS, GREECE

FOR SALE





The Lake, a Breathtaking experience

An artificial paradise for every season of the year

Plastiras Lake is located at about 25 km western of Karditsa, at an altitude of 800m. It is found 325 km away from Athens and 250 km from Thessaloniki and is characterized as one of the most easily accessible destinations in Greece.

Lake Plastiras, also known as "**Little Switzerland**", is surrounded by an idyllic landscape of incomparable natural beauty that captivates the mind at first sight. Dreamlike in all aspects, it is one of the **largest artificial lakes** in Greece created in a location where in antiquity we could find the confluence of the rivers Tavropos and Achelous. The scenery is breathtaking, as the lake is surrounded by high leafy mountains, and the area is considered to be a “paradise” for all the lovers of nature as it provides possibilities for climbing, fishing, and generally for practicing all kinds of mountain-sports, and of course trekking in the forest.

The lake's surface area is 25.000 sq. M., its depth reaches 65 m. And its elevation is 850 m.

The surrounding **alpine peaks**, snowcapped or green, with rushing **streams** that flirt with lacy coves, narrow inlets of water between cliffs that create **fjord-like scenes** and a single luscious green islet in the middle create a mind-blowing landscape which is mirrored in the emerald

waters of the lake. In the vicinity you can find a handful of charming villages situated along the lakeshore or on the mountainous slopes which offer you an idyllic view of the lake!

The Village

Kalyvia Pezoulas (22 km from Karditsa City) is probably the most popular destination for those who want to visit Lake Plastira. The traditional village with narrow streets, stoned houses and taps , drowned in green, has many cafes, taverns, hostels and luxury hotels and shops with traditional products, Super Market and a small Health Center. Here you will find one of the two beaches of the lake, if you wish to swim. Here you will also find many sporting activities such as canoe, water bike, archery, mountain bike, etc.

Just a step from the Guesthouse there are taverns and cafes,almost next to the lake's waters open every day with comfortable parking spaces and landscaped outdoor areas, generously offering the wonderful smell of nature, hospitality, local tastes, cooked dishes, coffees and refreshments for all tastes. Visitors can find friendly service, souvenirs, information leaflets and valuable information about the region at the tourist pavilions. On the other side of the lake, the mountaintops of Agrafa that topsform the figure of a lady sleeping) etc stand out.



Kalyvia Pezoulas from the top



The property

A Family Owned stone built of the year 2007 which, with the widespread use of wood, is an excellent example of the local architecture that combines tradition with modern comforts.

In a plot of 1000 m², almost in the center of the settlement, the building of total area 204 m², consists of basement, ground floor and first floor, where are developed 4 bedrooms with separate toilet, each one and large balconies with a mountain /lake view . In the Ground floor there is a large living room with sitting room and a kitchen. luxuriously furnished.

All property's areas are fully equipped and furnished, have a functional fireplace, central heating / cooling and free Wi-Fi access.

In front of the Building there is a wide open garden with an real astonishing view ,available also for small or even bigger events. In the Back side there is plenty of room for private parking

The property is still working as a Luxury Guesthouse, with excellent reviews and customer comments, throughout its years of operation (Booking.com, Trivago, Expedia etc) . Carefully preserved, does not require special operating costs, can be used directly, and even as a personal residence,

Owners Target Price (negotiable) ... 360.000 Euro









ACTIVITIES

Lake Plastiras, and the surrounding area offers many activities that bring us closer to nature and helps us to banish the stresses of our daily lives. In organized facilities, we can make canoe-kayak, ride or water bike and dugout, watching the scenery and the beauty of the lake from within, leaving it to take us in a peaceful environment that only waterbirds enjoy.

In landscaped areas have the opportunity to test our skills in archery or horseback riding to relax.

It is also a unique experience is the mountain bike that we can enjoy the route network created on the lake, or biking or hiking, trekking and all similar activities in marked and safe paths all over the area.

In winter time we can do at the ski resort situated at 'Karamanoli' small ski center

For lovers and connoisseurs of the sport, there are tracks that gliders can enjoy their favorite madness.

Last we left the a peaceful and relaxing fishing, which is authorized by the bank and only pole

CLIMATE AND LAKE

	Temperature		
Months	Normal	Warmest	Coldest
January	5.2°C	9.9°C	0.6°C
February	6.6°C	11.7°C	1.3°C
March	9.4°C	14.9°C	3.2°C
April	13.9°C	19.8°C	6.4°C
May	19.7°C	25.7°C	11.0°C
June	25.3°C	31.4°C	15.4°C
July	27.2°C	33.1°C	17.8°C
August	25.9°C	32.2°C	17.3°C
September	21.8°C	28.6°C	14.0°C
October	16.2°C	22.2°C	9.9°C
November	10.4°C	15.3°C	5.5°C
December	6.2°C	10.7°C	1.8°C

The climate in the area of Lake Plastira is purely continental. It is formed by the altitude, the mountains and the large water surface of the lake and presents a very different look every season.

In winter, temperatures are often below zero, with rainfalls. The nearby mountain peaks that embrace the lake on its western side are covered with snow all winter and most of the spring, a unique landscape, which is similar to no other region of the country.

In the spring and especially in the autumn, the rainfall is more, the temperature is much higher, really pleasant during the day, and with moderate humidity in the evening.

During the summer months the area of Lake Plastira is quite warm, but the temperature drops to very tolerable levels from the early afternoon until late in the morning, making the evenings really cool.

VIEWS AND MAGIC SPOTS

There's a stunning contrast to be experienced in the prefecture of Karditsa, from the continuous plains of Thessaly to the mountains of Agrafa and the villages dotting the shores of Lake Plastira. Apart from the peaks and endless views of unspoilt nature, adventure lovers will also be lured by the Acheloos river and the massifs of Argitheia. Around the Lake there are a lot of monasteries as Koronas (1) and Panagias Pelekitis (2).....



The Fanariou Castle, considering a magnificent Byzantine specimen, lies at the foot of Agrafa and overlooks the plain of Thessalia.



And in a little more than One Hour Drive

METEORA A Miracle of Nature and human perseverance and faith

Serene, spiritual, magical, mystical, extraordinary, breathtaking, immense, inspiring, impressive. A trip to Meteora offers the unique experience of nature's grandeur in conjunction with history, architecture and man's everlasting desire to connect with the Divine. VISIT METEORA is much more than merely visiting an exquisite landscape, It is a pilgrimage to a holy place for all Christians and not only, around the world.



CONCLUSION

The property for Sale is a promising investment in Greek Mainland.

The country's transport infrastructure is now the best in Southeastern Europe and the distances have been virtually nullified. The area's road network is also inconceivable even in the winter months. The people in this region are friendly and welcoming, backed by their hearty foods, good wine, strong spirits (e.g. local tsipouro) and a laid-back life.. The choices for discovering the enchantment of rural life in this part of Greece are endless. Stop by any friendly taverna in the village squares to sample the hearty local cuisine. You can choose this property as a profitable asset or a private residence.



Thank you

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