

DP-GR04538/AS_124

Apartment in Grammeno, Ioannina in Zitsa, Ioannina

Zitsa, Ioannina Apartment
Price

€16,250

Reserved Price

Description

PROPERTY AVAILABLE ONLY THROUGH AUCTION : Auction Date 29/07/26. eAuction Property | Ground Floor Apartment with Exclusive Land Use | Grammeno, Ioannina Auction Date: 29.07.2026 Auction Time: 10:00 AM (Greek Local Time) Auction Platform: eAuction Greece A unique opportunity to acquire a ground-floor apartment with exclusive use of a large surrounding land area through the Greek electronic auction platform, located in the peaceful settlement of Grammeno, Municipality of Zitsa, Ioannina. Property Overview Property Type: Ground Floor Apartment Internal Area: 42.42 sq.m. Exclusive Use Land Area: 437.98 sq.m. Plot Area: 826.78 sq.m. Property Rights: 100% Full Ownership Property Description The property consists of an independent ground-floor apartment forming part of a residential building situated on a corner plot with frontage on municipal roads. The apartment offers an internal area of 42.42 sq.m. and benefits from the exclusive use of a large outdoor area measuring approximately 437.98 sq.m., creating excellent potential for outdoor living spaces, landscaping or gardening. According to the external inspection, the property features a recently renovated roof in good condition, while the building generally presents a moderate level of maintenance. The plot enjoys an amphitheatrical slope and open surroundings that enhance privacy and views towards the wider countryside. The property is suitable as a permanent residence, holiday home or rental investment. Area Description The property is located in the area known as "Paliouri", within the settlement of Grammeno, in the Municipal Unit of Passaronas, Municipality of Zitsa, Regional Unit of Ioannina. Grammeno is a traditional village situated approximately 12 km west of the city of Ioannina at an altitude of approximately 662 meters above sea level. The village serves as the administrative centre of the wider Grammenochoria area, consisting of sixteen villages, and offers a peaceful rural environment surrounded by the natural landscape of Epirus. The city of Ioannina, the commercial and administrative centre of the region, can be reached within approximately 15 minutes by car, providing access to hospitals, universities, shopping facilities and public services. The area combines the tranquility of village life with convenient access to urban amenities, making it attractive for both owner occupation and holiday use. Investment Opportunity This property offers several investment advantages: Affordable entry price. Exclusive use of a substantial outdoor area. Proximity to the city of Ioannina. Potential as a holiday home or short-term rental property. Strong appeal for buyers seeking rural living close to urban infrastructure. Auction Information Auction Date: 29 July 2026 Time: 10:00 AM (EEST)

Bathrooms
1

Covered Verandas
N/A m²

Floor
Ground Floor

Furnished
Yes

Energy Class
C

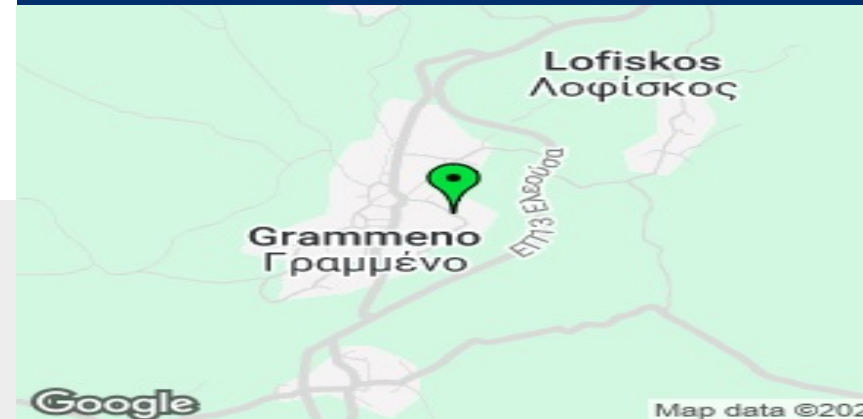
Property Details

☐ Air Conditioning	☐ Fireplace	☐ Guestroom	☐ Storage room	☐ Solar Heater
☐ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☐ Photovoltaic System
☐ Ensuite Toilet	☐ Swimming Pool	☐ Dining Room	☐ Gym	☐ Garden
☐ Jacuzzi	☐ Double Glaze Windows	☐ Showroom	☒ Kitchen	☐ Near Beach
☐ Central Heating	☐ Roof Garden	☐ Barbeque Area	☐ Spa	☐ Near Public Park
☐ City View	☐ Countryside	☐ Raised Floor		



Modern Home For Modern Life

Location:





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 delfiproperties.gr

 accounts@delfiproperties.com

 [+30 216 800 1799](tel:+302168001799)

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