

Checklist: Inheriting a House in Greece While Living Abroad

Created from real experience - for Greek expats managing property remotely

DOCUMENTS YOU'LL NEED (BOTH LANGUAGES)

- Death certificate (Greek + official translation)
- Inheritance acceptance declaration (dilosi apodoxis klironomias)
- Tax Identification Numbers (AFM) for both you and the deceased
- Certificate of next of kin (Pistopoiitiko plisiesteron syngenon)
- Property deeds and topographic maps
- ENFIA (property tax statement)
- Title clearance from the Land Registry / Cadastre
- Power of attorney (if working through a lawyer)

WHAT TO DO - AND WHEN

- Within 4 months (if residing in Greece) or 12 months (if abroad):
- Officially accept or decline the inheritance (Missing this = automatic refusal under Greek law)
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- Once accepted:
- Hire a notary & lawyer experienced with inheritance cases
- Confirm legal title, check for co-heirs or debts tied to property
- File inheritance tax statement with Greek tax office
- Register property in your name at the Land Registry