

Property ID P3609

Pretty traditional stone house overlooking the endless blue in the picturesque village of Proastio / Mani.



24022 Proastio - Lefktro - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Proastio - Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 168,41 m ²
Usable area	approx. 168,41 m ²
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 476,68 m ²
Purchase price	395.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2012
Condition	As good as new
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	5,50
Town	40
Krankenhaus	40 km
Airport	51 km

Location

The house is only 5 kilometers from the famous Foneas beach, one of the most beautiful in the area, and only 10 minutes from Kardamyli with its picturesque restaurants, traditional cafes and distinctive architecture.

Messinian Mani is a destination that uniquely combines natural beauty, the authenticity of traditional life and its rich history, offering visitors the opportunity to enjoy unforgettable experiences.

Kardamili is a beautiful coastal village of Messinian Mani, located 35 km south of Kalamata and administratively belongs to the municipality of Lefktro.

The property is 5.5 km from the sea.

From the airport 51 km away

Property description

An exceptional two-storey stone house with a total living area of 168.41 m², built on a plot of 476.68 m², in the picturesque village of Proastio in the Messinian Mani.

The house combines traditional stone and warm wood, offering a sense of authentic Mani architecture and a unique harmony with the surrounding natural landscape. Entering the 104 m² main house reveals a tasteful open space that integrates kitchen and living room, ideal for moments of relaxation and comfort, while there is also a beautiful bathroom on the same level.

An internal staircase leads to the second floor, where there are two spacious bedrooms and a unique bathroom with elegant oval windows that offer unobstructed views of the idyllic natural landscape that surrounds the property.

The rooms lead to a beautiful terrace from where one can enjoy the breathtaking views of Kardamyli and the surrounding areas, offering moments of absolute peace and relaxation.

On the same plot, through a separate entrance, we gain access to an independent residence of 68 m², which functions as a first floor due to the natural slope of the plot. It consists of an open plan living-kitchen area and a bathroom and offers unlimited possibilities of use.

It can be used either as a guest house or as an office, while it is an ideal choice for investment purposes, offering rental or accommodation possibilities.

Equipment/Features

- Sea view
- balcony
- storeroom
- Pets allowed
- games room
- Double glazing
- Interior staircase
- trees
- Stone house
- Vacation home
- View of the mountains
- Access from the asphalt road
- Two-sided orientation



- Tiles
- Excellent condition
- Synthetic window frames
- Traditional stone
- Covered terraces

Other data

ADDITIONAL DEVELOPMENT:

The existing building permits provide for a large house of approx. 200 square meters in a privileged location of the property and a small guest house!

The earthworks, underground drainage and septic tanks as well as the concrete foundation for the large house have already been completed, and the gardens with vegetable garden and fruit trees such as fig, pomegranate, citrus, almond and pear trees have also been planted.

The landscaping and the back wall of the small guest house have also been completed. The stones for the completion of these two houses have already been purchased and are located on the property.



Your contact person

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