

Property ID P3620

Three-storey house of excellent construction quality in a quiet and privileged location of Kalamata



24100 Kalamata



Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24100
City	Kalamata
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 183 m ²
Usable area	approx. 183 m ²
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	3
Plot size	approx. 260 m ²
Purchase price	465.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Terrace	Yes
Beach	3,30
Town	1,60
Airport	8,90 km
Pets	Yes

Location

Thanks to its privileged location close to the city center and easy access to Kalamata International Airport, it is ideal for short or long term holding, generating a stable income and increasing the value of the investment.

- Distance from public transportation 300 m,
- from the central square, 1.6 km,
- from the city, 1.6 km,
- from the airport, 8.9 km,
- from the port, 3.3 km

Property description

Three-storey detached house of excellent quality and construction, located in a quiet and privileged area of Kalamata, just 5 minutes from the city center.

The main residence with a total area of 183 m² is built on a plot of 260 m² and offers an ideal combination of comfort and functionality, making it the ideal choice for a permanent residence. Thanks to its prime location, it is ideal for a large family or as an investment.

On the second floor, the spacious living room with its impressive fireplace offers warmth and luxury, while the large and fully equipped kitchen, bedroom and modern bathroom fully cover the needs of everyday life.

An elegant internal staircase takes us to the second floor, where there are three bright bedrooms, a second bathroom and a spacious west-facing terrace, which offers magnificent views and an ideal space for moments of relaxation.

The basement of 107 sqm. adds considerable functionality to the residence and offers multiple uses and plenty of storage space.

The entire residence is surrounded by well-kept outdoor areas with manicured lawns and beautifully flowered gardens, creating a peaceful and welcoming environment for family moments.

A particular advantage of the residence is the independent studio of 32 sqm. on the first floor.

This self-contained unit can be used either for hosting or for renting out and offers excellent investment potential.

Equipment/Features

- Good view
- Fireplace
- Air conditioning
- Internet access
- swimming pool
- Balcony
- garden
- housing
- Camp
- Pets are allowed
- Security door
- Solar water heater
- Boiler
- Games room
- Double insulated glazing
- Awnings
- Internal staircase



- Trees
- Automatic irrigation
- Lawn
- Country house
- Mountain view
- Asphalt driveway
- Bright and airy
- Marble floors
- tiles
- Aluminum window frames
- Amazing condition
- View of the city
- On the city map

Other data

The residence is in an excellent location and offers direct access to the new road axes connecting Messinia to the rest of Greece, making it a unique opportunity for comfortable and quality living or a dynamic investment opportunity.



Your contact person

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