Property ID P3726

Sold! A natural stone house in like-new condition with an ocean view in a beautiful location in Mani, near Agios Nikolaos.



24022 Ag. Nikolaos - Lefktra - Kardamyli, 1042314

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24022
City	Ag. Nikolaos - Lefktra - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 110 m^2
Usable area	approx. 110 m^2
Number of rooms	8
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 297 m^2
Purchase price	400.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2022
Condition	As good as new
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	2
Parking spaces	1 Private parking space
Balcony	Yes
Beach	0,40
Village	0,20
Town	50
Airport	57 km

Location

The location of the property offers easy access to beaches, tavernas and traditional villages, making this property ideal for a vacation home or as an investment opportunity.

The location is one of the most beautiful and microclimate praised patches of land in all of Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

Distances :
- 700 meters from the sea
- 50 km from Polis

- 500 meters from the village
- 55 km from the airport

Property description

A newly built and fully finished residence a short distance from the sea in the beautiful region of Agios Nikolaos in Mani.

The property is the ideal choice for those who want to enjoy the tranquility of the Messinian nature while appreciating comfort, privacy and a unique view of the sea.

The house is spread over two levels and has been designed with particular attention to functionality and living comfort. On the first floor there is an open-plan living and dining area with kitchen, a bedroom, a bathroom and a storage room. On the upper floor there are two further bedrooms and a bathroom, making the house ideal for families or guests.
The property sits on a plot of 297.5 m^2 and has a private swimming pool, allowing for relaxing hours against the stunning backdrop of the Mani countryside.

The outdoor areas have been designed to make the most of the natural surroundings and the Mediterranean climate.

Thanks to its excellent location, beaches, traditional tavernas, cafés and picturesque villages are within easy reach.
This makes the property suitable as a vacation or permanent residence as well as an attractive investment opportunity with high rental potential.

Equipment/Features

- Sea view
- air conditioning
- balcony
- fencing
- storage room
- Stone house
- Access from asphalt
- Longitudinal alignment

Other data

In addition, there is another house for sale with the same architectural and functional features, but without a swimming pool.
The property is approximately 90% complete and is being offered at a purchase price of €320,000.



Your contact person

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