Property ID P4054

# Large idyllic plot with building permit (!) and olive grove - in the heart of the Mani, in Kotroni!




**24022 Kotroni, Lefktro-Kardamili, 1539125 1539125**

# Unser Angebot

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| **Type of property** | Plot |
| **Kind of property** | Residential |
| **Postcode** | 24022 |
| **City** | Kotroni, Lefktro-Kardamili |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Plot size** | approx. 9.537,34 $m^2$ |
| **Purchase price** | 285.000,00 € |
| **External commission** | 4,76 % vom Kaufpreis inkl. MwSt. |
| **Beach** | 1,20 |
| **Village** | 0,02 |
| **Einkaufsmöglichkeit** | 0,02 km |
| **Gastronomy** | 0,02 km |
| **Airport** | 61 km |

## Location

The property is harmoniously integrated into the natural and historical landscape of the Mani and combines traditional construction with modern architecture.

The location of the property is ideal: it is very close to the picturesque villages of Mani and the beaches of the Messinian Gulf and offers a unique combination of tranquillity and at the same time direct access to all the main points of the area.

## Property description

Large plot of land with 9,537.34 $m^2$. with building permission and extensive olive grove - for sale in the heart of Mani, Kotroni Lefktro.
Are you looking for a peaceful retreat in nature with breathtaking views and complete privacy?
In the magnificent Kotroni of Lefktro, a unique plot of 9,537.34 $m^2$. For sale is a house with a valid building license for the construction of a traditional two-storey stone house with 198.88 $m^2$ of living space and swimming pool.

The building license includes two buildings: the main house and the guest house, which are connected by an elegantly landscaped courtyard with a spacious swimming pool.
This makes it possible to live together discreetly and/or rent space flexibly at any time.
The documents as well as the building permit will be handed over to the new owner and can be implemented in cooperation with the civil engineer or the plans can be changed if desired.

The proposed building is traditional but has a modern architectural line.
A combination of the authentic Mani architectural style with timeless elements has been chosen.
The main building will be a two-storey traditional stone house, while the swimming pool promises unique moments of relaxation under the Messinian sun.
The guest house is located on the first floor and is designed in the style of a modern bungalow.
The property is ideal for the construction of a permanent or vacation home as well as for a high-quality tourist investment and will satisfy all those who are looking for peace, nature and authentic Mani architecture.

**Equipment/Features**

Beautiful view
- Sea view
- Mountain view
- Asphalted access
- Country road access
- Country view

Close to you:
- Beach
- Church

**Other data**

There is the possibility of acquiring an additional plot of approx. 3,237 $m^2$. from the same owner.



**Your contact person**

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