Property ID P4281

Reserved! Elegant natural stone villa with a pool and unobstructed ocean views, in an exceptionally prime location!



24022 Stoupa - Lefktra - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Stoupa - Lefktra - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 152 m^2
Usable area	approx. 152 m^2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 500 m^2
Number of sep. toilets	1
Purchase price	580.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2007
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	1,50
Village	1,50
Town	50
Einkaufsmöglichkeit	1,50 km
Gastronomy	1,50 km
Krankenhaus	50 km
Airport	55 km

Location

The location is extremely privileged: Only 1.5 km from Stoupa, its beaches and the main infrastructure such as supermarkets and restaurants, 50 km from the city of Kalamata and 55 km from the international airport.

Messinian Mani with its traditional architecture, stone villages, clear beaches and strong cultural background is the ideal choice for those seeking an authentic and quality lifestyle.
Kardamili is a beautiful coastal village of Messinian Mani, located 35 km south of Kalamata and administratively belongs to the municipality of Lefktro.

It is also one of the best preserved traditional settlements of Messinian Mani and an important tourist resort.

- Distance to the sea: 1.5 km
- Distance to the town: 50 km
- Distance to the village: 1.5 km
- Distance to the airport: 55 km

Property description

In one of the most beautiful corners of the Messinian Mani stands an exceptional detached villa with a total living area of 152 m^2, an additional basement room of 100 m^2 and with a special right of use of 509.23 m^2 in a well-kept residential complex.

The location guarantees absolute privacy and tranquility and offers unobstructed views of the sea and the Messinian landscape in an environment that combines natural beauty, tradition and the authenticity of Mani.

The house is spread over three functional levels.
On the first floor there is a bright, open space with kitchen, dining room and living room with fireplace, which creates a warm atmosphere, ideal for socializing with the family.
On the same level there is a bedroom with en-suite bathroom for maximum comfort and privacy, as well as an additional guest bathroom.

On the second floor there are two spacious bedrooms and another bathroom, while in the basement there is a separate, open studio with kitchen, dining area, living room, bedroom, bathroom and practical storage room.
This room layout offers flexibility of use, be it as a private home, as a host or for short-term rental.
An internal staircase connects the levels harmoniously, while the continuous room layout, the large openings and the north-west orientation ensure plenty of natural light and excellent ventilation.

The property was built in 2007 and is in excellent condition.
It has modern amenities such as independent heating per floor with convectors, air conditioning, solar water heater, aluminum windows with double glazing and insect screens and high quality tiled floors.
The outdoor area is superbly landscaped and includes a private 40 m^2 pool, a lush lawned garden and a covered pergola next to the pool, providing a shady retreat for relaxing or dining

Equipment/Features

- Sea view
- Air conditioning
- swimming pool
- balcony
- garden
- storeroom
- solar system
- boiler
- double glazing
- Internal staircase
- Lawn
- Access via tarmac road
- Double aspect
- tiles
- Aluminum windows
- Excellent condition

Other data

An open parking lot is also available.
The surroundings are peaceful and offer a perfect harmony between natural landscape and architecture.

This property is ideal as a vacation or permanent residence as well as an investment property for tourist income, offering comfort, privacy and natural beauty in one of the most enchanting locations of the Peloponnese.



Your contact person

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