Property ID P4592

Beautiful stone house with unobstructed sea views in the enchanting area of Proastio in Mani.



24022 Proastio, Lefktro - Kardamyli, 2133230

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24022
City	Proastio, Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 176 m^2
Usable area	approx. 176 m^2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 250 m^2
Purchase price	500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2011
Condition	Sehr gut
Combustion	Pellet
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	4
Town	50
Krankenhaus	50 km
Airport	55 km

Location

The location of the property is another plus point: just 4 km from the sea, with easy access to the beautiful beaches of Mani and in close proximity to stores, restaurants and all major facilities.
The property is about 50 km from the city of Kalamata and its airport, making it ideal for both private use and tourist purposes.

Property description

A three-storey detached house of exceptional quality in Proastio, nestled in a unique natural landscape that combines the authenticity of Mani with tranquillity and privacy. This aesthetically pleasing and functional property is ideal as a main residence, vacation home or as an investment with attractive yield prospects.

The property offers 176 m^2 of living space on a 250 m^2 plot with comfortable outdoor areas, a garden and an ideal environment for relaxation.

The separate first floor has an open-plan living area with kitchen, living room and dining area as well as an energy-efficient wood-burning stove, which creates a warm and inviting atmosphere.
There is also a spacious bedroom and a bathroom.
The first floor offers a further open-plan kitchen with living and dining area and an additional bathroom, allowing for a flexible room layout.
A marble staircase leads to the upper floor with two spacious bedrooms and a bathroom with a whirlpool - ideal for relaxing.

The house is equipped with aluminum windows with double glazing and insect screens, awnings, a self-sufficient pellet heating system on the first floor, pre-installations for oil heating, air conditioning and a solar hot water system, offering year-round comfort.
The property is offered fully furnished and equipped with all electrical appliances.
The south-west orientation provides plenty of natural light and breathtaking sunsets.
Traditional stone elements blend harmoniously into the townscape of Mani.

The outdoor area includes a barbecue area, a pergola, a beautifully landscaped garden and two comfortable outdoor parking spaces.
The quiet neighborhood is ideal for those seeking peace and quiet away from the city noise.

Equipment/Features

- Sea view
- Air conditioning
- garden
- storeroom
- Pets allowed
- Solar water heater
- boiler
- Double insulated glazing
- Internal staircase
- barbecue
- safe
- Stone house
- Vacation home
- Panoramic view
- Access via asphalted road
- tiles
- Aluminum window frames
- Excellent condition

Close to:

- Beach
- restaurants
- supermarkets

Other data

This property meets all the criteria for a vacation home, short term rental or even the requirements for the Golden Visa program and combines high quality construction, unique location and first class comfort.
A truly rare opportunity in the enchanting area of Proastio, Mani.

The unobstructed panoramic sea view significantly enhances the living comfort and the long-term investment value.



Your contact person

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