Konstantin Korakas Immobilien

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Property ID P4593

Attractive two-storey stone house in traditional Mani architecture with unobstructed sea views!



24022 Neochori, Lefktro-Kardamyli

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Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24022
City	Neochori, Lefktro-Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 142,68 m^2
Usable area	approx. 120 m^2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 1.140 m^2
Purchase price	365.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2007
Condition	Sehr gut
Combustion	Wind / Water heat pump
Heating type	Central heating system
Number of floors	2
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	3
Village	0,50
Town	55
Einkaufsmöglichkeit	0,50 km
Gastronomy	0,50 km
Krankenhaus	55 km
Airport	60 km

Location

The location is another great advantage: the beautiful beaches of Stoupa and Kalogria with their crystal-clear waters are close by, and the historic Kardamyli with its traditional cafés, stone houses and unique atmosphere is also within easy reach.

The region of Mani in Messinia is famous for its natural beauty, the hiking trails of the Taygetos Mountains, the traditional taverns with local products and its special cultural identity, which combines the Byzantine past with the tradition of Mani.
Distance to the sea: 3 km
Distance to the town: 55 km

Distance to the town center: 500 m
Distance to the airport: 60 km

Property description

A unique, two-storey stone house with a living area of 142.68 m^2 is offered for sale here. The house was built with great attention to detail and respect for the traditional architecture of the Messinian Mani on a private plot of 1,140 m^2.

The location is excellent: just 5 minutes from the beautiful beaches of Stoupa, it offers absolute privacy, tranquility and unobstructed views of the vast blue of the Messinian Gulf and the lush green nature of Mani.

The house is ideal both as a main residence and as a vacation home, as it meets all modern requirements. On the first floor there is a spacious living room with fireplace and an open dining area, which is flooded with light thanks to large windows and offers direct access to a terrace with pergola. From here you can enjoy a wonderful sea view.

A separate, fully functional, spacious and bright kitchen with direct access to the dining room and a bathroom are also located on this level.
A bedroom with its own bathroom and an additional room that can be used as a second bedroom, office, guest room or playroom, depending on the needs of the new owner, complete the offer.
The internal staircase leads to the second floor with a further bedroom and bathroom as well as a comfortable office.
The property impresses with its high level of living comfort and the quality of the building materials, particularly the natural Mani stone, which lends the building character and authenticity.
A special highlight is the basement with its unique access to a small, natural cave. This offers an exceptional experience and the possibility of transforming it into a wine cellar, a storage room or simply a space of unique aesthetics.

Equipment/Features

- Sea view
- balcony
- Fireplace
- garden
- Balcony
- trees
- storeroom
- Pets allowed
- Furnished
- Solar water heater

- Double glazing
- Internal staircase
- barbecue
- Stone
- Mountain view
- Asphalted driveway
- Bright
- Wooden floors
- Tiles
- Aluminum frame

Nearby
- Soccer
- Parking
- Main shops
- Marina

Other data

Outside, a landscaped barbecue area invites you to relax and socialize with friends and family - surrounded by the tranquillity and scents of Mediterranean nature.
The property has central heating with a heat pump, which guarantees comfort all year round.

Thanks to its south-west orientation, it is flooded with light throughout the day and offers breathtaking sunsets that bathe the sky and sea in the colors of the evening.

This particular residence is an excellent investment opportunity - both for own use and for tourist marketing - and offers all the amenities for quality living in one of the most beautiful areas of the Peloponnese.



Your contact person

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