Property ID P4598

Reserved! Detached house with unobstructed sea views in a beach location in the authentic coastal village of Agios Nikolaos!



24024 Agios Nikolaos - Lefktro - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24024
City	Agios Nikolaos - Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 58,05 m^2
Usable area	approx. 58,05 m^2
Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Plot size	approx. 247,86 m^2
Purchase price	280.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	1980
Condition	Well maintained
Number of floors	1
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Terrace	Yes
Beach	0,03
Town	50
Krankenhaus	50 km
Airport	60 km

Location

The location also makes the property ideal as an investment, as the demand for short-term rentals in the region is steadily increasing due to the constant influx of Greek and foreign visitors seeking authentic experiences in Mani.

Popular destinations such as Stoupa, Kardamyli, Itilo and Areopoli are nearby, as well as historical sites, traditional towers, caves, hiking trails and beaches of exceptional natural beauty.

Distance to the sea 30 m
Distance to the city 50 km
Distance to the airport 60 km

Property description

We are offering a detached beachfront house in Agios Nikolaos, one of the most authentic and lively coastal villages of Messinian Mani.

The region combines natural beauty, history and high quality of life in a unique way. Agios Nikolaos is known for its traditional harbor, picturesque alleys and vibrant local life all year round, without losing its authentic Mani character.

The property is located just 30 meters from the sea, in a spot where the buyer can swim daily in the clear, calm waters. An organized beach, seaside cafés, traditional tavernas, fishing boats and the picturesque harbour of the village are just a few minutes' walk away.

The area is known for its relaxed yet lively atmosphere with cultural events, local festivals and a lively social life, especially in the summer months.

The detached house with a living area of 58.05 m^2 is situated on a plot of 247.86 m^2 and offers comfortable outdoor areas for the living room and garden.

It consists of a bedroom, a living room, a separate kitchen with dining area and a bathroom with a practical and functional layout.
An open parking space and a covered storage room are a clear advantage for a property by the sea. The house is renovated and in very good condition, ready to move into immediately and, thanks to its south-west orientation, is flooded with light and offers unobstructed sea views.

Aluminum windows with double glazing, tiled floors, air conditioning and a solar water heating system ensure year-round living comfort.

Equipment/Features

- Sea view
- air conditioning
- balcony
- garden
- storeroom
- Pets allowed
- Solar water heater
- boiler
- Double glazing
- Country house
- Asphalted driveway
- Bright
- Tiles
- Aluminum frame

- Very good condition
Nearby:
- Harbor
- beach
- Church
- restaurant
- Supermarket
- Square

Other data

The area combines tranquillity, security, high quality of life and authenticity, making the property an excellent choice - whether as a main residence, vacation home or for tourist use with high yield potential.



Your contact person

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