Property ID P4626

Reserved! Stunning stone villa with a swimming pool and unobstructed ocean views, located above the coastal town of Itilos!



24022 Limeni

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Limeni
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 318 m^2
Usable area	approx. 318 m^2
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	5
Plot size	approx. 1.400 m^2
Purchase price	900.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2007
Condition	Sehr gut
Combustion	Oil
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	1
Village	1
Einkaufsmöglichkeit	1 km
Gastronomy	1 km
Airport	60 km

Location

Just 5 minutes away are Limeni and Itilo with their traditional tavernas and beaches with crystal clear waters, about 10 minutes from the Diros caves and less than 2 hours from Kalamata airport.

Distance to the sea: 1 km
Distance to the village: 1 km
Distance to the airport: 60 km

Property description

This imposing stone villa was built in 2007 and is situated in an idyllic location above the coastal village of Itilos on a plot of 1,400 m^2.
From here you can enjoy an unobstructed view of the sunset and the surrounding nature.

The outdoor area includes a beautifully landscaped courtyard with barbecue area, a garden with lawn and flowers as well as aesthetically pleasing paved areas.
A 4 x 10 meter swimming pool significantly enhances the living comfort and value of the property.

The living space of the villa is 318 m^2. The house is spread over three levels: On the first floor there are three bedrooms, two bathrooms, a kitchen and a living room with fireplace. The middle level offers three further bedrooms, two bathrooms and covered stone verandas with arches.

Upstairs there is a second living room with a fully equipped kitchen (Miele appliances) and a bathroom - ideal for guests.
The house has Wi-Fi in all areas, oil central heating, solar water heating and air conditioning.
Technical features include a 50 m^3 water tank with high-pressure pump, modern insulation, double glazing and a rainwater harvesting system.

The garden is surrounded by pine trees, which provide privacy, while a mulberry tree in the barbecue area provides natural shade.

Equipment/Features

- Sea view
- Fireplace
- air conditioning
- satellite TV
- Internet access
- swimming pool
- balcony
- garden
- storeroom
- Pets allowed
- Security door
- alarm system
- Solar water heater
- Boiler
- Playroom
- Double glazing
- Internal staircase

- barbecue
- Trees
- Lawn
- Stone
- Country house
- Asphalted driveway
- Bright
- Facade
- Tiles
- Aluminum frame
- Excellent condition

Other data

The property will be handed over fully furnished and equipped and is designed so that it can be used and rented out floor by floor, making it the ideal choice both as a vacation home and as an investment.



Your contact person

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