

Property ID P4669

Elegant classic luxury villa with pool,
well-kept outdoor area, sea view, quiet
location near Kalamata!



24100 Kalamata

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24100
City	Kalamata
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 370 m ²
Usable area	approx. 370 m ²
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 2.000 m ²
Number of sep. toilets	1
Purchase price	1.450.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2004
Condition	As good as new
Combustion	Oil
Heating type	Autonomous heating
Number of floors	4
Cable Sat TV	Yes
Parking spaces	5 Private parking spaces 1 Garage
Balcony	Yes
Terrace	Yes
Beach	1
Town	2
Krankenhaus	2 km
Airport	10 km

Location

The location offers the perfect balance between proximity to the city and the sea, while guaranteeing peace and quiet all year round.

Distance to the sea: 1 km

Distance to town: 2 km

Distance to the airport: 10 km

Property description

A stunning neoclassical detached house with pool is for sale in the beautiful area of Kalamata.

This exceptional house extends over 370 m² on four levels and offers the perfect combination of luxury and comfort.

The property sits on a 2,000 m² plot and features an outdoor pool, a pergola and a fully equipped barbecue area - ideal for relaxing on hot summer days or for socializing.

A spacious parking lot awaits you at the entrance, surrounded by a well-tended garden with lush vegetation.

A closed garage provides additional security. Inside the house, you can easily access an inviting living and dining area via the stairs or the elevator.

This charming space features a traditional fireplace and large verandas with breathtaking panoramic views of the Messinian Gulf.

The separate kitchen is functional and well-designed.

There is also a bathroom and a guest WC on the first floor. The internal staircase or elevator takes you to the upper floor with three spacious bedrooms and two comfortable bathrooms.

The master bedroom offers access to a private terrace with breathtaking views of the mountains and the sea.

On the first floor there is a completely separate living area, which is accessible both via the internal staircase and from the outside.

This area includes a cozy living room, a bathroom, a bedroom and a fully equipped kitchen with bar.

In the basement you will find a flexibly usable room with sports equipment, plenty of storage space and the entire heating system.

The entire property was built with high-quality materials and is in excellent condition.

Equipment/Features

–The autonomous oil heating, the air conditioning, the water heater and the modern aluminum windows with double glazing ensure comfortable living all year round.

- Sea view
- Fireplace
- elevator
- Air conditioning
- Internet
- Swimming pool
- balcony
- garden
- storage room
- Pets allowed
- Solar water heater

- Boiler
- double glazing
- internal staircase
- barbecue
- trees
- Lawn
- Country style
- Mountain view
- Panoramic view
- Asphalted driveway
- Bright
- Marble floors
- Wood floors
- Excellent condition

Nearby:

- Bus stop
- Harbor
- Marina
- Beach
- church
- hospital
- Pharmacy
- school
- gas station
- restaurant
- supermarket
- Marketplace
- Small stores

Other data

The house can also be purchased fully furnished so that you can move into your new home immediately.

The rental possibilities of the first floor increase the attractiveness of this property and, in addition to the advantages of a vacation home or main residence, also offer a good return on investment. Don't miss out on this unique opportunity to acquire an impressive home in Kalamata!



Your contact person

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