Property ID P4710

Sold! Luxury stone villa in like-new condition with a pool and guest houses, offering ocean views in the most sought-after area of Messinia!



24022 Agios Nikolaos - Lefktro - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Agios Nikolaos - Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 260 m^2
Usable area	approx. 260 m^2
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 2.029 m^2
Purchase price	1.200.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	1 Garage
Balcony	Yes
Terrace	Yes
Beach	2,50
Village	5
Gastronomy	5 km
Krankenhaus	5 km
Airport	55 km

Location

The location is excellent: the nearest beach is only 2.5 km away and the village of Agios Nikolaos 2.9 km, while the center of the region is about 5 km away. Supermarkets, restaurants, cafés and the basic infrastructure are in the immediate vicinity and the connection to the main road is optimal.

Kalamata International Airport is approximately 55 km away. The area around Agios Nikolaos is one of the most picturesque and up-and-coming destinations in Messinia and enjoys great popularity for tourism, traditional charm and an increasing demand for luxury real estate. The proximity to places such as Stoupa and Kardamyli adds to the value of the location.

Distance to the sea: 2.5 km
Distance to the village: 5 km
Distance to the airport: 55 k

Property description

In one of the most sought-after and up-and-coming areas of Messinian Mani, in Agios Nikolaos, Lefktro, an exceptional, newly built natural stone villa with 2 guest houses (or as granny annexes) is for sale.

It combines privacy, high aesthetics and an unobstructed sea view in an ideal way. This unique property is ideal for anyone looking for a luxurious lifestyle in a peaceful and natural environment, but also for investors with high returns.

The property, with a total area of 260 m^2, is set on a plot of 2,029 m^2 and consists of three separate buildings that offer flexibility, privacy and a variety of uses.

On the first floor of the first building there is a completely separate master bedroom with its own bathroom and kitchenette - ideal for guests or for independent use. In the second building there is a further master bedroom with bathroom on the first floor, while on the second floor there is an additional master bedroom with its own bathroom.

The building also has a cellar which is used as a storage room. The third and main building of the property houses the central living area and impresses with its functionality and comfort.

Here you will find a particularly spacious and bright living room with an open kitchen, a master bedroom with an en-suite bathroom, a smaller room that can be used as an office or guest room and a further bathroom.
The main building leads directly to the outdoor area of the property.

The heating is autonomous with a heat pump. The property also has underfloor heating, separate heating on each floor and air conditioning to ensure year-round comfort.
The windows are made of high-quality wood, the floors are made of stone and the energy certificate is category B+.

Equipment/Features

- Sea view
- Air conditioning
- Internet access
- swimming pool
- garden

- storeroom
- Pets allowed
- barbecue area
- tree population
- new building
- stone
- Mountain view
- Panoramic view
- Asphalted driveway
- Wooden windows
- Excellent condition
- View of the countryside
- Traditional stone construction

Nearby:
- Beach
- restaurant
- Supermarket
- hotel
- Smaller stores

Other data

The villa is bright, airy and sunny. Its architecture combines traditional stone with modern lines. The unobstructed panoramic view of the sea and the north-west orientation offer unique sunsets and a feeling of absolute relaxation.
Outside, the well-tended garden with trees and the 30 m^2 garden invite you to linger. A private swimming pool, which meets all the needs of guests and those seeking relaxation, and a barbecue area create ideal conditions for relaxing moments and social gatherings.

The property also has a storage room, an office, water tanks, surveillance cameras, internet connection, screens and electrical appliances.

The property is ideal as a vacation home, short term rental, investment or for participation in the Golden Visa program and offers a unique combination of luxury, privacy and prime location. For those seeking an unparalleled living experience with views of the wide blue in a tranquil and quality environment, this villa is a rare opportunity.



Your contact person

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