

Property ID P4787

Single-family house as a natural stone house in high construction quality with beautiful open sea views!



24022 Ag. Nikolaos - Lefktra - Kardamyli, 654698 1514175

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	24022
<b>City</b>	Ag. Nikolaos - Lefktra - Kardamyli
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 139 m <sup>2</sup>
<b>Usable area</b>	approx. 139 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 700 m <sup>2</sup>
<b>Purchase price</b>	540.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2025
<b>Condition</b>	By arrangement
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Beach</b>	0,70
<b>Village</b>	0,50
<b>Town</b>	50
<b>Airport</b>	55 km

### Location

In a dream location and 700 meters from the sea, this stone house is situated within Agios Nikolaos, which is a very popular destination for many visitors in the summer.

The location is one of the most beautiful and microclimate praised patches of land in all of Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

Distances :

- 700 meters from the sea
- 50 km from Polis
- 500 meters from the village
- 55 km from the airport



## Property description

Just completed 05/2026 detached house with approx. 139 m<sup>2</sup> living space plus basement of 29 m<sup>2</sup>, on a plot of 700 sqm, in the area of Agios Nikolaos.

It overlooks the sea and is very close to it, making it easy to reach on foot. The property is 60% completed and of excellent construction.

On the first floor there is a single space that divides the dining room, the living room with fireplace, the kitchen, a bedroom and a bathroom.

There is an internal staircase to access the upper floor where there are two bedrooms and a bathroom.

There is also a large balcony where a pergola can be set up to enjoy the sea views. The property is located in the immediate vicinity of a settlement that provides the essentials. It is about 5 minutes from Stoupa and the beautiful beaches of Messinian Mani.

## Equipment/Features

- Sea view
- Fireplace
- balcony
- garden
- Storehouse
- Pets are allowed
- Internal staircase
- New building - shell
- Natural stone house facade
- Access via a country road
- bright and airy



**Your contact person**

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