

Property ID P4793

Excellently maintained country house with a beautiful outdoor area and an unobstructed view of the mountains!



24011 Kokla - Dorio - Messina

## Unser Angebot

|                                            |                                  |
|--------------------------------------------|----------------------------------|
| <b>Type of property</b>                    | House                            |
| <b>Kind of property</b>                    | Detached house                   |
| <b>Postcode</b>                            | 24011                            |
| <b>City</b>                                | Kokla - Dorio - Messinia         |
| <b>Country</b>                             | Greece                           |
| <b>Additional geographical information</b> | Peloponnes                       |
| <b>Living area</b>                         | approx. 280 m <sup>2</sup>       |
| <b>Usable area</b>                         | approx. 280 m <sup>2</sup>       |
| <b>Number of rooms</b>                     | 6                                |
| <b>Number of bedrooms</b>                  | 3                                |
| <b>Number of bathrooms</b>                 | 3                                |
| <b>Plot size</b>                           | approx. 6.200 m <sup>2</sup>     |
| <b>Purchase price</b>                      | 495.000,00 €                     |
| <b>External commission</b>                 | 3,57 % inkl. MwSt. vom Kaufpreis |
| <b>Year of construction</b>                | 1989                             |
| <b>Condition</b>                           | Sehr gut                         |
| <b>Combustion</b>                          | Gas                              |
| <b>Heating type</b>                        | Autonomous heating               |
| <b>Number of floors</b>                    | 3                                |
| <b>Elevator</b>                            | No lift                          |
| <b>Cable Sat TV</b>                        | Yes                              |
| <b>Parking spaces</b>                      | 2 Private parking spaces         |
| <b>Terrace</b>                             | Yes                              |
| <b>Beach</b>                               | 15                               |
| <b>Town</b>                                | 20                               |
| <b>Krankenhaus</b>                         | 20 km                            |
| <b>Airport</b>                             | 35 km                            |

### Location

Distance to the sea: 15 km  
 Distance to the city: 20 km  
 Distance to the airport: 35 km

The location ideally combines seclusion with good connections to the infrastructure and sights.

Only 15 km from the sea and the beaches of the region, 20 km from the town, banks and a health center, 2 km from a supermarket and 35 km from the airport, the property is an excellent choice for both private use and tourist rental.

This house stands out for its authentic character, its warm hospitality and its great development potential.

## Property description

In a green and particularly quiet location in Kokla, Dorio Messinia, an excellently maintained detached house with a living area of 280 m<sup>2</sup> is for sale.

The house is spread over three levels and offers an optimal room layout that allows for comfortable family living as well as independent accommodation for guests or the creation of vacation apartments.

A particular advantage is the access to each level via an internal and an external staircase.

This offers flexibility of use and the opportunity to create completely independent living areas.

This feature significantly increases the investment potential of the property, whether for tourist use or to accommodate several families with complete independence.

In the basement, with an area of 80 m<sup>2</sup>, there is a completely separate apartment with an open-plan kitchen, dining and living area with fireplace, a bedroom and a bathroom.

There is also a storage room on this level.

The atmosphere is particularly warm and inviting and is ideal for entertaining relatives and friends or for tourist use.

On the mezzanine floor with 100 m<sup>2</sup> are the main living areas: a large kitchen, a cozy dining room and a spacious living room with fireplace, which radiates comfort and family warmth.

The large, open spaces and south-facing orientation allow natural light into the house throughout the day, creating a bright and pleasant ambience.

The upper floor, also measuring 100 m<sup>2</sup>, offers privacy and comfort with two bedrooms, a study area, a separate living room with a second fireplace, a bathroom and an additional kitchenette.

## Equipment/Features

- Beautiful view
- Fireplace
- garden
- Storeroom
- Furnished
- Pets allowed
- Solar water heater
- Double glazing
- Internal staircase
- Tree population
- Country house

- Mountain view
- Asphalted driveway
- Bright
- Facade
- Tiles
- Wooden frame
- Very good condition
- Excellent condition

## Other data

The room layout in combination with the separate external access makes it possible to create a completely independent guest floor or a separate living area - a feature that significantly increases the value and potential uses of the property. The house has self-sufficient liquid gas heating, a solar system for hot water, wooden frames with double glazing and tiled floors.

It is offered fully furnished and equipped with electrical appliances and is therefore ready to move into immediately - without additional installation costs. The 6,200 m<sup>2</sup> plot is a real advantage: surrounded by trees and lush greenery, it offers absolute peace and space.

The house is flooded with light and offers unobstructed views of the mountains and the natural landscape of Messinia.

The outdoor area offers a variety of design options, for example for a swimming pool, relaxation areas and terraces.

It is ideal as an exclusive country house, a multi-generational home, an investment for short-term rental or as a property eligible for the Golden Visa. A property that offers quality of life, closeness to nature and the feeling of a private retreat in the Messinian countryside.



**Your contact person**

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