

Property ID P4799

Detached house in a quiet and particularly privileged coastal location, near Analipsi in Messinia.



24014 Analipsi - Messenien

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Detached house
<b>Postcode</b>	24014
<b>City</b>	Analipsi - Messenien
<b>Country</b>	Greece
<b>Additional geographical information</b>	Peloponnes
<b>Living area</b>	approx. 107 m <sup>2</sup>
<b>Usable area</b>	approx. 107 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 410 m <sup>2</sup>
<b>Purchase price</b>	160.000,00 €
<b>External commission</b>	4,76 % vom Kaufpreis inkl. MwSt.
<b>Year of construction</b>	1987
<b>Condition</b>	Well maintained
<b>Number of floors</b>	1
<b>Parking spaces</b>	1 Private parking space
<b>Terrace</b>	Yes
<b>Beach</b>	1,50
<b>Town</b>	20
<b>Krankenhaus</b>	20 km
<b>Airport</b>	8 km

### Location

The property is located 8 km from Kalamata Airport, 20 km from the city of Kalamata, 15 km from a hospital and 7 km from a supermarket, thus offering a comfortable everyday life.

### Property description

Detached house with raised first floor in Analipsi, Messinia, in a quiet and particularly privileged coastal location that combines quality of life, natural beauty and immediate access to basic infrastructure.

The location is ideal both as a main residence and as a vacation home or as an investment property for short-term rental.

The property has a living area of 107 m<sup>2</sup> and is situated on two adjoining plots with a total area of 410 m<sup>2</sup>.



The house stands on one plot, while the second is used as a garden and offers additional space and privacy. A major advantage is that building rights still exist on both plots, which offers excellent opportunities for future extensions or additional development.

The detached house consists of three bedrooms, an open kitchen with dining area, a separate living room and two bathrooms. It also has an outside parking space. The property is bright and well ventilated, with a south-facing orientation that provides natural light throughout the day. It is equipped with marble floors, aluminum windows with single glazing, air conditioning and solar boiler.

The Analipsi area in Messinia is characterized by its close proximity to the sea, with the beach only 1.5 km away. There is a central square and restaurants nearby.

## **Equipment/Features**

- Air conditioning
- balcony
- garden
- Pets allowed
- Solar water heater
- trees
- Asphalt access
- Longitudinal orientation
- Marble floors
- Aluminum windows
- Good condition

## **Other data**

An excellent opportunity to purchase a family home in a highly sought-after coastal area, ideal as a vacation home, for the family or for tourist use, with additional investment potential due to the existing building rights.



**Your contact person**

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