

Property ID P4871

Excellent semi-detached home with a stunning ocean view, 70 m from the ocean, in the sought-after Verga neighborhood!



24020 Verga - Kalamata



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Semi-detached                               |
| <b>Postcode</b>                            | 24020                                       |
| <b>City</b>                                | Verga - Kalamata                            |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Peloponnes                                  |
| <b>Living area</b>                         | approx. 166,50 m <sup>2</sup>               |
| <b>Usable area</b>                         | approx. 166,50 m <sup>2</sup>               |
| <b>Number of rooms</b>                     | 6                                           |
| <b>Number of bedrooms</b>                  | 4                                           |
| <b>Number of bathrooms</b>                 | 2                                           |
| <b>Plot size</b>                           | approx. 490 m <sup>2</sup>                  |
| <b>Purchase price</b>                      | 400.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 1983                                        |
| <b>Condition</b>                           | Sehr gut                                    |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Autonomous heating                          |
| <b>Number of floors</b>                    | 3                                           |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 0,07                                        |
| <b>Town</b>                                | 2                                           |
| <b>Krankenhaus</b>                         | 2 km                                        |
| <b>Airport</b>                             | 18 km                                       |

### Location

The house is ideally located: It offers convenient access to downtown Kalamata, the market, the harbor, restaurants, and shops for daily necessities, while the airport is only 18 kilometers away.

Distance to the sea: 70 m  
 Distance to the city: 2 km  
 Distance to the airport: 18 km  
 Distance to the harbor: 2 km

### Property description

In one of Kalamata's most sought-after locations, just 70 meters from the sea, an excellent three-story semi-detached home with 166.5 m<sup>2</sup> of living space on a 490 m<sup>2</sup> lot is for sale.

This property combines the rare luxury of direct beach access with panoramic views of the azure waters of the Messinian Gulf and the city's coastline, offering a pure vacation feeling every day.

The house spans three levels and was designed to meet both the needs of a family and the property's value.

On the ground floor is a completely separate studio with its own kitchen, living room, dining room, and bathroom ideal for accommodating relatives and friends, as a guest house, or for short-term rentals to generate additional income. The main living areas are located on the ground floor and feature a comfortable kitchen, a living room, and a dining room in an open floor plan that creates a cozy and warm atmosphere.

The former restroom has been converted into a practical storage room but can be restored to its original condition by the new owner if desired.

The upper floor houses the private area of the home, featuring three spacious bedrooms and a bathroom, offering functionality and ideal living conditions for a family or guests.

The west-facing orientation guarantees stunning sunsets, while the airy design and large windows allow natural light and a fresh sea breeze to flow through every floor.

The house features oil heating, a solar water heating system, double-glazed aluminum windows, tile floors, insect screens, and awnings, ensuring year-round comfort.

The surrounding area is one of the property's greatest assets.

## **Equipment/Features**

- Ocean view
- Balcony
- Storage room
- Pets allowed
- Garden
- Solar water heater
- Double-glazed windows
- Internal staircase
- Mature trees
- Country house
- Paved driveway
- Bright
- Tile flooring
- Aluminum window frames
- Very good condition



**Nearby:**

- Hospital
- Pharmacy
- Gas station, train station
- Supermarket
- Kiosk/convenience store
- Airport
- Harbor
- Marina
- Beach
- Church

**Other data**

The garden, with its trees, creates a peaceful and private atmosphere for relaxing, outdoor dining, or family gatherings, while the three parking spaces provide ample room for both residents and their guests.

The proximity to the sea and the separate levels make this property an excellent choice both as a permanent residence and for high-yield tourist use.

This is a rare opportunity to acquire a residence in a prime coastal location in Kalamata, where the views, location, and functionality combine to create a property of timeless value and significant appreciation potential.



**Your contact person**

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