

Property ID P4965

A property that combines a prime location, a large lot, flexible use, and access to the ocean,



24009 Chranoi Aipeia Messinia, 2535976

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24009
City	Chranoi Aipeia Messinia
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 228 m ²
Usable area	approx. 228 m ²
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 5.700 m ²
Purchase price	600.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	1998
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Parking spaces	6 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,20
Airport	25 km

Location

The prime location offers an unobstructed panoramic view of the entire Messinian Gulf from the imposing peaks of the Taygetos Mountains to the historic town of Koroni. Shops, cafés, and restaurants are located in the immediate vicinity.

Property description

In the beautiful area of Chranoi, just 200 meters from the sea, an exceptional residential complex with a total area of 228 m² is for sale on a well-maintained lot of 5,700 m². This is a unique property that combines private living with excellent investment potential and is located in one of the fastest-growing coastal regions of Messinia, just 25 km from the airport and 30 km from the city of Kalamata.

The property consists of two separate buildings. The first is a functional single-story residence with 60 m² of living space, featuring an open-concept living area with a

fireplace, kitchen, and dining area, a spacious bedroom, a bathroom, and a storage room.

It is ideally suited both as the owner's primary residence and as a separate guest house. The second building, with a total area of 168 m², consists of four independent, well-ventilated apartments, each measuring 42 m², two of which are on the ground floor and two

on the upper floor. Each apartment features an open-concept living, kitchen, and dining area, a bedroom, and a bathroom, offering complete independence and a high level of living comfort. The layout is ideal for tourist rentals.

In addition, it is possible to combine the two apartments on each floor into a spacious and functional living unit that is ideally suited to the needs of a family. The complex has a total of five bedrooms, five bathrooms, five kitchens, and five living areas, as well as six convenient outdoor parking spaces.

The property is in very good condition and is equipped with double-glazed aluminum windows, tile floors, air conditioning, solar water heaters, insect screens, and awnings. The spacious lot offers privacy and a wide range of design possibilities.

Equipment/Features

- Sea view
- Fireplace
- Air conditioning
- garden
- storeroom
- Pets allowed
- Solar water heater
- Double glazing
- interior staircase
- New build
- loft
- Vacation home
- Access from asphalt road
- Two-sided orientation
- Wooden floors
- Aluminum window frames
- Excellent condition

Other data

The garden, with its trees, creates a green and relaxing atmosphere, while there is ample space to build a swimming pool, outdoor recreation areas, a barbecue area, a children's playground, or other amenities that can further enhance the property's value and functionality. The southeast-facing orientation ensures plenty of natural light throughout the day, while the open surroundings create ideal living conditions.



This is an excellent investment opportunity with versatile uses.

The property is ideally suited as a vacation rental complex or for short-term rentals and offers immediate income potential. At the same time, it is the perfect choice for a large family, a multigenerational vacation home, or a combination of owner-occupancy and rental.

The layout of the buildings allows for the independent use of each residential unit and ensures privacy for guests or residents a feature that significantly increases the property's market and investment value. A property with a rare combination of an excellent location, a large lot, flexible usage options, and immediate proximity to the sea one that meets both the requirements of a permanent or seasonal residence and the expectations of investors focused on returns and appreciation.



Your contact person

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