Property ID P5119

# A completely renovated stone house in the beautiful natural landscape of Sotirianika Avia, West Mani!




**24016 Avia, 2597117**

# Unser Angebot

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| **Type of property** | House |
| **Kind of property** | Detached house |
| **Postcode** | 24016 |
| **City** | Avia |
| **Country** | Greece |
| **Additional geographical information** | Peloponnes |
| **Living area** | approx. 130 $m^2$ |
| **Usable area** | approx. 130 $m^2$ |
| **Number of rooms** | 3 |
| **Number of bedrooms** | 2 |
| **Number of bathrooms** | 2 |
| **Plot size** | approx. 338 $m^2$ |
| **Purchase price** | 290.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 1955 |
| **Condition** | Refurbished |
| **Latest renovation** | 2024 |
| **Combustion** | Electric |
| **Heating type** | Autonomous heating |
| **Number of floors** | 2 |
| **Cable Sat TV** | Yes |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Beach** | 4 |
| **Town** | 15 |
| **Airport** | 28 km |
| **Pets** | Yes |

## Location

The location is one of the house's greatest advantages. Sotirianika is about 15 km away. Located near Kalamata, this residence offers the tranquility of a traditional village while still being close to the city's amenities and services.

Santova Beach is about 4 km away, providing quick access to the sea and the region's organized beach facilities.

At the same time, the residence is located in the heart of Messinian Mani, just about 25 km from Kardamyli. It is therefore an ideal starting point for exploring the traditional villages, beaches, and natural landscapes of Western Mani. Kalamata's "Captain Vasilis Constantakopoulos" International Airport is approximately 28 km away, offering convenient access for owners and visitors from Greece and abroad.

The residence is located near the central village square, where a traditional café/tavern captures the authentic atmosphere of a traditional village. A supermarket, market, restaurants, and other shops for daily necessities are also in the immediate vicinity.

**Property description**

In a beautiful and peaceful location in Sotirianika Avias, a unique detached house with 130 $m^2$ of living space on a 338 $m^2$ lot is exclusively for sale.

The property combines authentic traditional aesthetics with modern comforts, making it ideal both as a vacation home and for short-term rental.

The building was originally constructed in 1955 and underwent extensive renovation in 2024, with particular emphasis placed on construction quality and aesthetics.

As part of the renovation, the electrical and plumbing systems, as well as the roof, were replaced. The entire house was modernized with high-quality materials and features.

The ground floor features an open-concept living area with a kitchen, dining room, and living room, creating a warm and functional atmosphere.
Also on this level are a bedroom and a bathroom.

An interior staircase leads to the first floor, where there is a spacious master bedroom with an en suite bathroom and access to a balcony.

The home's aesthetic captivates with its harmonious blend of traditional and modern elements.
Exposed brickwork with indirect lighting gives the rooms a distinctive character, while the kitchen cabinets and dining room are crafted from rustic oak, creating a warm and elegant atmosphere.

The floors on the ground floor are tiled, while the first floor features oak parquet. The house features a wood-burning stove, air conditioning for heating and cooling, and a solar water heating system.

The wooden window frames are thermally insulated and equipped with double-pane glass and mosquito screens.

The property includes a small garden with a lawn and trees, as well as a beautiful terrace that offers a pleasant, private space for relaxation and entertaining guests.
There is also a water tank (cistern).

**Equipment/Features**

- Mountain view
- View of the square
- Fireplace
- Balcony
- Garden
- Air conditioning
- Pets allowed
- Solar water heater
- Double-glazed windows
- Interior staircase
- Trees
- Stone
- Country house
- Paved driveway
- Bright
- Wood floors
- Tiles
- Wooden frames
- Excellent condition

Nearby:
- Beach
- Restaurant
- Supermarket
- Town square
- Hotel
- Airport
- Harbor

**Other data**

This luxurious, fully renovated stone house preserves the character and charm of the traditional building while offering the comforts of a modern residence.

Its locationjust a short distance from the sea and Kalamatadirect access to the Messinian Mani, and the possibility of using it as a vacation home or tourist accommodation make it a particularly attractive opportunity.



**Your contact person**

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