

Property ID P2071

Outstanding villa with 310 m² living area,
quiet location, pool overlooking the
Messinian Gulf.



24004 Koroni /



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24004
City	Koroni /
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 310 m ²
Usable area	approx. 310 m ²
Number of rooms	9
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 2.400 m ²
Purchase price	1.300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2016
Condition	As good as new
Combustion	Oil
Heating type	Central heating system
Number of floors	3
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes

Location

The villa is in a fantastic location, 300 from the nearest village and 1.5 km from the area's beaches. With the view of the Messinian Gulf in the foreground, you can enjoy moments of peace and tranquillity.

It is an absolute place of tranquility, isolated but also accessible to nearby beaches, mini markets, excursions to Finikounda, Methoni, Pylos and towns with logistical and health support (Kalamata airport and hospital).

- 45 km from Kalamata and the airport of Kalamata

Property description

This beautiful detached house with pool is situated on a flat hill close to the beach on an area of 2,400 m².

It has a southern orientation with an excellent 180 degree view (from east to west) of the Messinian Gulf and offers fantastic sunsets.

The villa has a total area (living and usable space) of 310 m² and comprises:

- On the first floor (110 m² main rooms) there is a living room and a dining room in an open space and communicates with the kitchen (fully equipped) and a small pantry . In the same area there is a guest room with private bathroom and balcony, separate entrance and (Gulf of Messinia).

- On the 1st floor (72 m² main rooms) there are two bedrooms, each with its own bathroom and private terrace.
The larger bedroom also has a small walk-in closet.

- In the basement / souterrain (132 sqm in total, 54 sqm main rooms & 78 sqm secondary rooms) there is a bedroom with separate bathroom and garden terrace, a guest toilet, a storage room, the machine room, a cellar and an additional bedroom (service) with private bathroom and exit to the garden.

Communication between the floors is via a luxurious elevator and marble staircases. The house is fully equipped with air conditioning in each area (bedrooms and living room), central heating (oil) - independent in each bedroom, television, electrical appliances, wifi, alarm - alarm and is fully fenced.

The barbecue area is located by the pool in a beautiful area with a built-in marble table and open views.

The outside area is constantly maintained throughout the year by a gardener and janitor to keep it fully functional.

Equipment/Features

The construction was carried out with an architectural study to preserve the style and style of the area, making the best use of spaces and creating orientations for views and lighting, and was built with excellent materials, tiling, wooden floors, French doors and long-term framing the conditions of the terrain.

Built in 2016 on a 2,400 m² plot in private ownership, it is fully urbanized, outside the wooded area and free of weights.

Olive oil is also produced from the olive trees located on the property. The house will be delivered fully equipped and partially furnished.

- Sea view
- elevator
- Air conditioning
- Satellite TV
- Internet access



- Swimming pool
- Balcony
- garden
- Storehouse
- Pets are allowed
- Security door
- alarm system
- Solar water heater
- Boiler
- Games room
- Double glazed windows
- Internal staircase
- Barbecue area
- Security safe
- Trees
- Automatic irrigation
- Lawn
- Stone
- Cottage
- Asphalt access
- Airy
- Parquet floors
- Aluminum frame
- as good as new condition

Other data

At the front of the villa there is a 40 sqm pool with overflow and views of the Messinian Gulf.

At the entrance of the property we find a warehouse-old an olive mill, where the process of creating a hostel and a sauna room with changing rooms has begun.



Your contact person

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