

Property ID P2368

**Reserved! Luxurious house with a pool and  
stunning views of the mountains and the  
sea3 units!**



**24500 Kyparissia, 654196**



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Residential building                        |
| <b>Postcode</b>                            | 24500                                       |
| <b>City</b>                                | Kyparissia                                  |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Peloponnes                                  |
| <b>Living area</b>                         | approx. 350 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 350 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 8                                           |
| <b>Number of bedrooms</b>                  | 5                                           |
| <b>Number of bathrooms</b>                 | 4                                           |
| <b>Plot size</b>                           | approx. 1.200 m <sup>2</sup>                |
| <b>Number of sep. toilets</b>              | 3                                           |
| <b>Purchase price</b>                      | 500.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2007                                        |
| <b>Condition</b>                           | Well maintained                             |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Central heating system                      |
| <b>Number of floors</b>                    | 3                                           |
| <b>Parking spaces</b>                      | 2 Carports<br>2 Private parking spaces      |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Pets</b>                                | Yes                                         |

### Location

Near Kyparissia, the beautiful prefecture of Messinia, this luxurious property with its 3 independent residential units resides in a quiet location with magnificent sea views. The region with the river Neda and the mountains of the province of Olympia will captivate you. For excursions there are many possibilities such as the Temple of Apollo (Vassai) Katakolon, Pirgos or the lake of Kaiafa (healing springs).

The airport of Kalamata is only about 45 minutes away by car. Even Athens with its numerous international flights can be reached in approx. 2.5 hours. Even if it seems like an oasis, the house is easily accessible via a paved road and Kyparissia with all its shopping facilities, as well as banks, doctors, hospital and much more is easily accessible in a few minutes.

Distances:

-> Sea - 3.5 km

- > Town - 7 km
- > Airport - 60 km

## Property description

This gorgeous luxurious house of 350 m<sup>2</sup>, stands on a plot of 1200 m<sup>2</sup> and is in a fantastic location, only 3.5 km from the beautiful beaches of the area and 7 km from picturesque Kyparissia.

The property is spread over three independent levels, which are accessed via an internal marble staircase and elevator.

On the first level there is an open plan kitchen, dining and living room, a bedroom, a bathroom, a WC and the closed garage for two cars with a large storage room.

On the second level there is an open-plan kitchen, dining room and living room with fireplace, two bedrooms with en-suite bathrooms and a WC. The third level has exactly the same layout.

All floors have access to spacious balconies equipped with automatically folding pergolas. The west-facing balconies offer spectacular views of the sea and idyllic sunsets, while the east-facing balconies offer views of the picturesque mountains.

The property has a 50 sqm swimming pool and an equipped barbecue area, autonomous oil heating, air conditioning and alarm system.

A luxurious construction that offers seclusion and moments of tranquillity and is an ideal choice for a vacation home. Please note that the property will be delivered unfurnished.

Are you interested in this wonderfully luxurious property?

Then get in touch with us, request the exposé for more information and we will take care of everything else for you!

## Equipment/Features

- Sea view
- Close to the beach
- Swimming pool
- Balconies
- Terraces
- garden
- Lawn
- Trees

- BBQ grill
- Fireplaces
- Storage room
- Internal marble staircase
- Internal elevator
- Security door
- Alarm system
- Air conditioning
- Oil central heating
- Solar water heater
- Internet access
- Automatic garden irrigation
- Aluminum windows
- Double insulated glazing
- Shutters
- Awnings
- Tiles & tiles
- Pets allowed
- Vacation home use
- Asphalt driveway
- Longitudinal/front orientation
- Amazingly good condition

## Other data

The main feature of this house is the luxurious architecture with all its amenities, such as a pool, elevator, etc. and the many possible uses of the 3 separate residential units. Whether as a permanent residence, vacation home or as a commercial property for tourism, you are spoiled for choice.

In this dream property you will find many ways to enjoy it to the full without sacrificing security and privacy.



**Your contact person**

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