

Property ID P3107

Impressive traditional stone house within Ag Nikolaos with sea views.



24022 Ag. Nikolaos - Lefktra - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Detached house
Postcode	24022
City	Ag. Nikolaos - Lefktra - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 120 m ²
Usable area	approx. 120 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 426 m ²
Purchase price	370.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2013
Condition	As good as new
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Terrace	Yes
Beach	0,80
Village	0,50
Town	45
Airport	48 km

Location

In a dream location and 800 meters from the sea, this stone house is situated within Agios Nikolaos, which is a very popular summer destination for many visitors.

The location is one of the most beautiful and microclimate praised patches of land in all of Greece.

Very good direct access and an idyllic and well-kept location.

Temperatures are never below 12 degrees Celsius, even in the depths of winter.

Distances :

- 700 meters from the sea
- 50 km from Polis

- 500 meters from the village
- 55 km from the airport

Property description

Traditional two-storey detached house built of natural stone, in the wider area of the local community of Agios Nikolaos.

The property has a total area of 120 square meters and is built on a plot of 426 square meters.

The first level consists of three spacious bedrooms, a bathroom and a laundry room that offers comfort and functionality.

Through the internal staircase we access the second floor where we find the large living room with fireplace in a unified floor plan with the kitchen, where they form a space that exudes comfort, warmth and luxury

From there you have access to the 25 square meter terrace.

From here you can enjoy moments of relaxation and the breathtaking, unobstructed view of the Messinian Gulf that opens up before us.

On the outside of the property you will find a well-kept garden with beautiful paving, a stone-fired wood-burning oven and a 15 sqm storage shed, which offers additional storage space for the daily needs of the residents.

Finally, the residence is located not far from Stoupa and Agios Nikolaos and therefore has easy access to the beautiful beaches, picturesque taverns and cafes of the area.

Equipment/Features

- Sea view
- Fireplace
- Air conditioning
- Internet access
- balcony
- garden
- storage
- Pets are allowed
- Solar water heater
- Double insulated glazing
- Internal staircase
- Barbecue area
- trees
- Lawn
- Newly built
- Stone house
- Asphalt driveway



- Light and airy
- Tiles
- Aluminum window frames
- in amazing condition



Your contact person

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