

Property ID P3320

Stone house (existing) + additional building permit for 200 m² ! with views of the endless blue near Kardamili.



24022 Lefktro - Kardamyli

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	24022
City	Lefktro - Kardamyli
Country	Greece
Additional geographical information	Peloponnes
Living area	approx. 75 m ²
Usable area	approx. 75 m ²
Number of rooms	3
Number of bedrooms	1
Number of bathrooms	2
Plot size	approx. 14.500 m ²
Purchase price	660.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2014
Condition	As good as new
Heating type	Furnace heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	6 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	5
Village	4
Town	45
Einkaufsmöglichkeit	4 km
Gastronomy	4 km
Krankenhaus	45 km
Airport	50 km

Location

The property is located in the area of the picturesque Kardamili, with a unique view of the blue sea and the idyllic sunsets due to its western orientation.

The location of this house is simply unique and offers carefree moments of relaxation and an unobstructed view of the endless blue.

Kardamili is a beautiful coastal village of Messinian Mani, located 35 km south of Kalamata and administratively belongs to the municipality of Lefktro.

It is also one of the best-preserved traditional settlements in Messinian Mani and an important tourist destination.

The property is 5 km from the sea and 4 km from the village.

50 km from the airport

Property description

Beautiful detached stone house with approx. 75 m² living space on a plot of 14,500 m² in Lefktro, Kardamili, Messinia.

This handsome stone house is situated between the mountains and the sea.

It is ideal for someone looking for the perfect combination of natural beauty and comfortable living.

Access to the house is via a small private road.

The pretty house consists of two levels with a total area of 75 square meters. On the first floor, in a single layout, we find the living room with kitchen and dining room and a bathroom, while an internal staircase leads to the second floor where there is a spacious bedroom and another bathroom.

The house has solar panels for electrical efficiency and a grid connection is available.

Next to the house there is a beautiful terrace overlooking the ravine towards the sea. It has a pergola with natural shade from vines, a barbecue area and a pizza oven.

The house is complemented by a beautiful garden full of trees, shrubs and climbing plants on all sides.

The property also includes around 200 productive olive trees.

In addition, the property sits on an excellent plot of 14,500 m² with planning permission for a total of 340 m², of which 75 m² has been used for the existing house. Thus, there is the possibility for the construction of two further buildings with a total area of 265 m². The existing building permits provide for a large house of approx. 200 sqm. in a prime location on the plot and a small guest house

The earthworks, underground drainage and septic tanks as well as the concrete foundation for the large dwelling house have been completed and the gardens with vegetable garden and fruit trees such as fig, pomegranate, citrus, almond and pear trees have also been planted. The landscaping and the rear wall of the small guest house have also been completed.

Equipment/Features

- Sea view
- balcony
- garden
- storage



- Pets are allowed
- Security door
- garden
- Double glazing
- Internal staircase
- trees
- Stone
- Cottage
- Asphalt driveway
- Clear
- Wooden frame
- Very good condition

Other data

ADDITIONAL DEVELOPMENT:

The existing building permits provide for a large house of approx. 200 square meters in a privileged location of the property and a small guest house!

The earthworks, underground drainage and septic tanks as well as the concrete foundation for the large house have already been completed, and the gardens with vegetable garden and fruit trees such as fig, pomegranate, citrus, almond and pear trees have also been planted.

The landscaping and the back wall of the small guest house have also been completed. The stones for the completion of these two houses have already been purchased and are located on the property.

The property has photovoltaic panels for the electricity supply. A connection to the public electricity grid would cost approx. 10 - 12,000 €.

The property is connected to the municipal water supply.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.