



## Sea View Villa For Sale in Argilia Mani Peloponnese



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 594,769.23

### Localização

Country:	Grécia
Address:	Φλομοχωρίου - Άλικάς
Adicionado:	28/07/2023
Informação adicional:	Sea View Villa For Sale in Argilia Mani Peloponnese Greece

Esales Property ID: es5553614

### Property Location

East Mani Municipal Unit,  
Mani  
Peloponnese  
Greece

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Greece is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



---

On offer is the chance to invest in this stunning villa to redevelop it into a luxury Airbnb rental.

Grand modern stone-built house in inner Mani.

Overlooking the sparkling bay of Kotronas, this traditional style Mani construction incorporates all the attraction and facilities of a newly built mountain villa near the sea.

Built in 2... and lived in by the owners: Maria and Kostas, this comfortable house is spacious, light, airy, with all the conveniences expected by today's families. Sea and mountain views.

In total, there are 3 bedrooms, 3 bathrooms, a large, handsome living room with open fireplace, small storeroom, a larger workshop, huge main verandah complete with traditional barbecue unit and all associated accoutrements (fridge, sink, gas hob, etc).

A huge water tank of 100 cubic litres supplies the house, as well as the usual mains connection. Walls are 90cm thick of solid stone.

At the property entrance, visitors are met with closed circuit television and automatic wrought iron gates with camera controlled from within the house. Just inside, before driving up to the main house, is the gatehouse: a small, self-contained apartment, fully furnished and equipped as a modest residence.

Continuing up the steep, sweeping drive to the main house, there is parking for around 10 vehicles. From here the northern part of the 10 hectare plot of free land can be seen stretching up to the foothills of the ubiquitous mountain.

Step under the first of several artisan stone archways covering the main entrance to the house. Entering first into an open hall / furnished sitting room heated by a fixed woodburning stove, and with the fully equipped kitchen attached. Off the kitchen lies the principal bedroom, double, and through there to the childrens' bedroom, which has a door to the outside parking area and the workshop.

Back at the open hall / sitting room, a door leads to the main bathroom/shower room/toilet.

The third access from the hall leads up a couple of low steps into a fine, roomy and welcoming lounge. This is well furnished with fully fitted wooden cupboards, stone-built fixed wall seating incorporating much storage space and comfortably cushioned, a large dining table and chairs, plus a large, welcoming fireplace.

From the lounge, a door leads out to the enormous main verandah with its roofed barbecue facility and shaded by large, mature pine trees and looking east out over the bay of Kotronas. Steps from this large open terrace lead up to a grove of around 90 olive and fruit trees with the mountain looming over and forming a magnificent backdrop.

All rooms have beautifully tiled flooring, the latest model air conditioning/heating units, fly screens on all doors and windows, and televisions in every room. Solar water heating for the main house, and a boiler in the gatehouse for heating water.

The whole property benefits from mains water, electricity, internet provision, and a very large septic tank.

This fine property is offered for sale at 600,000€, with FULL CONTENTS complete: washing machine, dishwasher, fridges, deep freezers, all televisions, microwave oven, new cooker.



Presented together with a full 10 hectares of land around the house, this is an ideal opportunity for further development too.

The Mani in general is developing gradually and fast becoming a desirable location to settle in retirement in peace or for holiday home visits. Unspoiled territory and old, traditional styles and customs remind everyone of the proud heritage of these 'undefeated' locales, and the craftsmen's stonework is maintained in every corner.

## ABOUT THE AREA

Mani Peninsula is a region of Greece that covers the peninsula of southern Peloponnese. Despite the inhospitable landscape of barren rocks and cliffs that dive into the deep sea, this region is one of the most authentic and traditional places a visitor can experience in Greece.

The region of Mani stretches from the mountain range of Taygetus to the southernmost point of mainland Europe, Cape Tenaro.

Situated between the Laconian and Messenian Gulfs in southern Peloponnese, Mani is a landscape that combines an inhospitable terrain of mountainous regions of arid rocky land with cliffs and gorges and beautiful seaside areas with cool refreshing turquoise waters able to satisfy the taste of every traveler.

The most valuable asset of the region though is its particular history and its people. Known even today, the Maniots, the residents of Mani, are considered to be harsh and hardy people when they have to, but at the same time authentic, close to their roots, and extremely hospitable. Let us introduce you to this relatively unknown part of Greece and have a taste of what Mani has to offer.

## MAiN FEATURES:

- 150m<sup>2</sup> of living space
- 10,000m<sup>2</sup> of land room to develop further.
- 2 Bedrooms
- 1 Bathroom
- Stunning Views
- Private Parking
- Private Garden
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Mani Greece fast online

## Comum

Quartos de dormir:

2



---

Banheiro: 1  
Pés quadrados acabados: 150 m<sup>2</sup>

## Utility details

Heating: Sim

## Building details

Number of Garages: 1

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/rwhAkQPMb40?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/rwhAkQPMb40?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.381

