

VILLA REF. 228: UNOBSTRUCTED SEA AND CASTLE VIEWS, WALKING DISTANCE (1.2 KM) TO THE SANDY BEACH, EASY ACCESS, 4 BEDROOMS, 3 BATHROOMS, PLOT 4,000 M², CENTRAL HEATING, OUTDOOR KITCHEN & DINING AREA.

For Sale. € 315,000.00



This three-storied house of 244 m² was built on a plot of land, 4000 m² and is large enough for two families. The villa is located on a hillside, in walking distance of both the beach and the small town of Methoni.

It is situated in a quiet location, surrounded by 24 olive trees (200 litres of oil) with a selection of fruit trees - grapefruit, orange, lemon, fig, banana, apricot and pomegranate. The property enjoys nice views of the Ionian Sea, Sapienza Island and Methoni Castle. The sunsets and the lights of Methoni are amazing. The ground floor (basement) consists of two large bedrooms with air conditioning, a shower room with toilet plus a walk-in wardrobe. There is also an extra room for the washing machine with enough space for hobbies and a separate room for the oil central heating boiler. An external staircase leads to the upper floor with two double bedrooms, both having very large built in wardrobes and en-suite bathrooms. There is a third room currently being used as an office but could be converted into another bedroom. All the rooms have a balcony. The internal staircase leads up to the top floor that consists of a large sitting/dining room with open fireplace, a fully-fitted kitchen with all appliances and a separate toilet. Two balconies enjoy marvellous unobstructed views to the sea and Methoni castle. All windows and doors are double-glazed aluminium units with fly screens and external shutters. There are fans in every room. Within the grounds, there is an outdoor kitchen and dining area with pizza oven/wood burner, BBQ, sink, and a built-in lounge area. There is also a shed, 25 m², in the orchard, for tool and garden equipment storage. Other facilities include - telephone, satellite, external water boiler and Wi-Fi. It takes only 3 minutes to drive to Methoni, an old trading port with Venetian links, evidence of which abounds in its beautiful castle beneath which lie a beach and a sheltered harbour. Methoni has a doctors' surgery, dentist, pharmacy, good local shopping, super markets and very good restaurants. Finikounda, 7 minutes by car, has four long sandy beaches. The village itself has a very pretty harbour for traditional fishing boats and recreational boats while a smaller village sandy beach is served by traditionally Greek cafes and restaurants. Pylos, a 10 minutes' drive away, is a busy small town with port and extensive marina. It has a good range of shops and cafes built around a lovely central square, shaded by ancient plane trees. It also boasts an impressive castle. There are doctors and a small hospital/health centre with good facilities and reliable staff who provide prompt emergency service. The nearest signature golf course (Navarino Bay) is 15 minutes away while the next golf course (Navarino Dunes) is 20 minutes away. It takes 55 minutes to drive to the International airport and the hospital of Kalamata which is the administrative capital of the area. Kalamata has a port, large yachting marina and motorway access to ATHENS. The centre of town has been the subject of major regeneration during the past few years and offers a wide range of

shopping, eating and relaxing opportunities along its main boulevard. There is a greater variety of shops here offering designer goods and some internationally known stores. Price: € 315,000