

**VILLA RIKIA REF.161: WALKING DISTANCE TO THE BEACH, SEA & SUNSET VIEW, 3 BEDROOMS, PLAYROOM, LARGE COVERED TERRACES AND VERANDAS, SWIMMING POOL, OUTDOOR COVERED DINING AREA WITH BBQ, GARDEN**

**For Sale. € 480,000.00**



Beautiful 3 bedroom property of 170 m<sup>2</sup> living area on a plot of approximately 2000 m<sup>2</sup> that enjoys unobstructed views to the sea and it is positioned in walking distance of 500 m to the wonderful sandy beach Mati near Costa Navarino Golf Resort.

The house was constructed in 2008 on three levels that communicate via an internal staircase. The lower ground floor consists of 1 bedroom, 1 bathroom with hydromassage, storage, boiler room and an impressive playroom bar with billiard table, counter with stools and straight access to the covered (tiled pergola) terrace and the swimming pool. The upper ground floor is a large open plan living room with fully equipped kitchen, dining area, sitting area, open fire place, and a huge veranda covered with tiled pergola. An internal staircase leads to the first floor that accommodates 2 bedrooms, 1 bathroom with hydro-massage and veranda with pergola. Features & Amenities The house has central oil heating. Some rooms have additional air condition units. Water is heated by solar power. Windows and patio doors are double-glazed, aluminum units with rolling shutters and integral fly-screens. Alarm system, satellite TV, security doors, telephone and internet connections are available. The property has an iron entrance gate. The fenced garden surrounds the property and has well-established plants and trees, 18 productive olive trees, private water well for watering the plants, irrigation system, grass areas, storage, lots of garden tools, grass cutting machine and equipment, paved paths, paved driveway, covered parking area for 2 cars, outdoor dining area of 50 m<sup>2</sup> covered with tiled pergola, BBQ and traditional oven, swings for children and outside shower. The swimming pool is 58 m<sup>2</sup> with compact housing. Winter solid safety cover is available. The access to the house is very easy. It takes 7 minutes to drive to the traditional fishing village Marathopolis with its fish taverns and cafeterias. It takes 6 minutes to drive to the nearest signature golf course of Costa Navarino and 15 minutes drive to the second signature golf course in Gialova. Pylos, 22 minutes drive away, is a busy small town with port and extensive marina. It has a good range of shops, restaurants, cafes and banks 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. It takes 55 minutes to drive to the International Airport (KLX) 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. The price of the property is €480.000 (fully furnished and equipped) The property Villa Rikia ref.161 is bordering the property Villa Ariadni ref.160 which is

available in the price of €399.000.