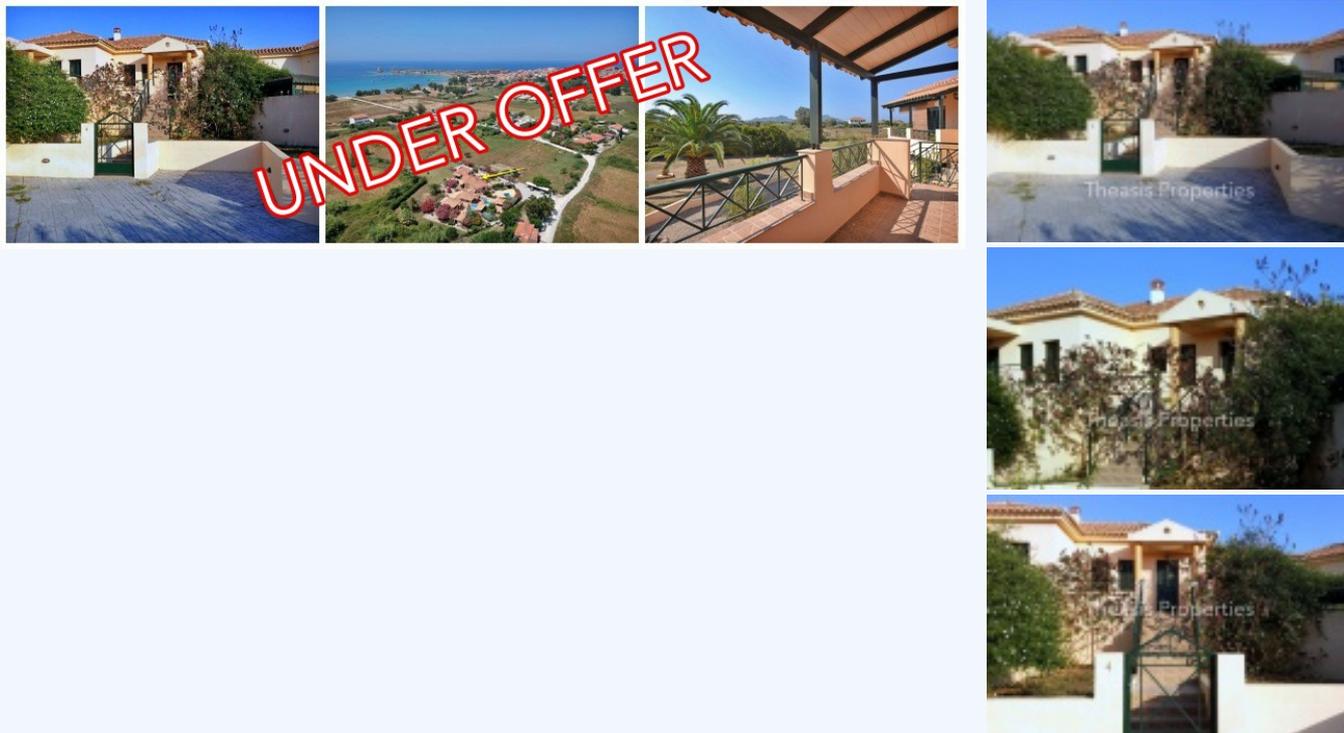


**TERRACED HOUSE "VARKA" REF.510:
WALKING DISTANCE TO THE BEACH, THE
CASTLE AND THE SHOPS OF METHONI,
EASY ACCESS, PEACEFUL AREA, LIVING
AREA 78.25 M2 IN TWO LEVELS, 2
BEDROOMS, 2 BATHROOMS, PARKING
AREA, GARDEN**

For Sale. € 120,000.00



The "Varka" Residence is a complex of 5 terraced houses. Located in a peaceful and quiet the property is fully fenced while the areas of exclusive use (terraces, private garden) & common use (access road, parking area, garden etc.) are specified in detail.

The upper floor is measuring 42.5 m2 of living area consisting of a spacious open plan living room and a bathroom. The kitchen is equipped with oven and freezer. The living rooms is air conditioned. One covered balcony facing to the East and one covered balcony facing to the west, both with garden views, provide protection from the hot summer sun. An internal staircase leads to the lower floor which is measuring 35.75 m2 of living area and consists of two spacious bedrooms. One of the bedrooms enjoy straight access to the garden. The property match perfectly the holiday spirit and the positive aspects of the residential complex living. Methoni is 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, bank, post office 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 minute 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. The price of the house is €120.000.