

TOWN HOUSE REF.367: LOCATED RIGHT NEXT TO THE SQUARE OF PYLOS, COMBINES RESIDENTIAL & COMMERCIAL USE, LIVING AREA 131.70 M2, SHOP 115.35 M2 WITH GUARANTEED INCOME, SPACIOUS BALCONY, GARDEN. THE LIVING AREA NEEDS RENOVATION

For Sale. € 400,000.00



This town house is perfectly located right next to the main square of the small traditional town Pylos and enjoys straight access to the shops while the sea is only 135 m away.

It is a very old stone built traditional and well maintained house. There are no cracks and moisture on the walls but the upper floor needs to be renovated. The plot is measuring 238.00 m² and the total surface of the house (two levels) is 269,70 m² excluding the balconies. The lower floor consists of a shop measuring 115.35 m², a storage of 5.20 m² and the entrance hall (17.45 m²) with the internal staircase that leads to the upper floor. The rental of the shop brings an important monthly income. The upper floor is measuring 131.70 m² consisting of large living room, separate kitchen, 2 bedrooms and a bathroom. A small traditional balcony enjoy view to the square of Pylos while a spacious balcony on the rear enjoy view and access to the garden via an external staircase. Part of the garden could be converted into parking area. Pylos 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. The "Bay" signature golf course is 5 minutes' drive away while the "Dunes" signature golf course is 10 minutes' drive away. It takes 50 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 is € 400,000.