



Property: IMMO #03 ROOF TERRAC

**SALE AGREED | IMMO #03 ROOF TERRACE HOUSE**

Kalianeika

85.000,00 €



## Data overview

PropNo	IMMO #03 ROOF TERRAC
City	Kalianeika
Purchase price	85.000,00 €



## Description

3 Bedrooms  
1 Bathroom  
1 large roof terrace  
approx 160m<sup>2</sup> living space  
approx 520m<sup>2</sup> plot size

Rooftop Terrace House on the Historic Village Edge with Panoramic Views

This charming rooftop terrace house, located on the peaceful historic edge of the village, offers not only wide views over the landscape but also direct sight of olive groves and typical Mediterranean vegetation. From the spacious

rooftop terrace, a dreamlike panorama unfolds – gentle hills, lush greenery, and in the distance, the shimmering sea.

A place full of potential, ideal for those seeking peace, nature lovers, and creative minds with craftsmanship skills. For example, a generously glazed conservatory could be used as an artist's studio. Those who enjoy the Greek way of life in the evenings will be delighted: a nearby taverna offers the perfect place to unwind with delicious regional cuisine and a glass of wine.

## Location

Kalianaika is a picturesque village in the West Mani region, located in the southwest of the Peloponnese, Greece. With around 59 inhabitants, it offers a peaceful and authentic atmosphere, ideal for nature lovers and those seeking tranquility.

Location and Surroundings

The village is situated about 20 km northwest of Kalamata, the capital of the Messenia region, and approximately 3.5 km from the sea. Nearby, there are several beautiful beaches, including Foneas Beach, Paralia Verga, and Paralia Kalogrias. The region also offers numerous hiking trails, such as the popular route from Kalianaika to the lighthouse of Kitries.

History and Culture

Kalianaika was founded in the 19th century, making it one of the younger settlements in Mani. The village's name derives from the Kaliani family. Cultural landmarks include the churches of Agios Nikolaos and Prophet Elias, both of which are protected monuments.

Landscape and Views

From the village, residents and visitors enjoy impressive views of the surrounding olive groves, the Bay of Messenia, and the majestic Taygetos mountain range. This picturesque setting makes Kalianaika an ideal place for those who seek peace and closeness to nature.

Conclusion

Kalianaika is a charming village that combines



tradition, nature, and tranquility. It is perfect for hiking, visiting historical sites, and enjoying Mediterranean cuisine in the nearby taver-

nas. Those wishing to experience authentic Greece away from the usual tourist paths will find the perfect place here.

## Furnishing description

The house has three bedrooms, a spacious living room, a conservatory, and a kitchen in the annex. The house is currently vacant and

could theoretically be inhabited immediately. However, we recommend a thorough renovation.



# PERSPEKTIVE GRIECHENLAND

Leben auf dem Peloponnes





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