

# LUXURY in KEFALAS



**A beautifully finished four bedroom single story villa with well landscaped gardens and extensive terraces situated in a lovely quiet area of Kefalas. Set against the backdrop of the stunning White Mountain range and an easy stroll from the village centre.**

**A first class property, fully equipped with air conditioning, central heating, fireplace and with the highest quality fixtures and fittings throughout**

**This property can be used as a luxury holiday destination and is also ideal as a permanent home.**

***Priced at €329,500***

DREAMCATCHERS

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**REF: DC-480**

**HOUSE SIZE: 160 M<sup>2</sup>**

**PLOT SIZE 840 M<sup>2</sup>**

### **SUMMARY:**

This is a wonderfully located single story villa which was designed and built in by the current owners and their architect in 2012. Detached and sitting on a private and secluded plot of 840M<sup>2</sup> this lovely villa has to be seen to be appreciated.



Pretty, low maintenance gardens with mature plants and trees surround the villa. There are separate vegetable gardens, large external store and boiler rooms, a covered carport and even an aviary.

The villa also enjoys covered terraces to all sides offering plenty of shady seating and dining areas. The rear terraces have 'roller blinds making them perfect for all year round use.

Internally the villa has an extremely well planned layout. With a spacious, open plan living dining and kitchen area.



The living area has a lovely feature fireplace and patio doors leading straight to the front terrace with its traditional stone columns and wonderful mountain views.

The fully fitted wooden kitchen has all built in appliances plus a separate good sized utility room.



*Simply the only option!*

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## SUMMARY CONT:

The hallway leads to four very good sized double bedrooms, all with fitted wardrobes and air conditioning. Three bedrooms have patio doors to private terraces

The stunning master bathroom is finished in shades of bold red and has both a full size bath plus walk in high quality shower and vanity unit. The guest shower room is also beautifully tiled and has the same high quality walk in shower.



The villa has granite tiling throughout and unique, modern grey aluminium doors, windows and shutters.

There is plenty of space to add a private pool if required and the extra building permission on the plot allows scope for the future owners.



Kefalas is a traditional village where you can enjoy life within the Greek community. It has a good selection of tavernas, cafes and shops which open all year round and even its own famous "cheese factory".



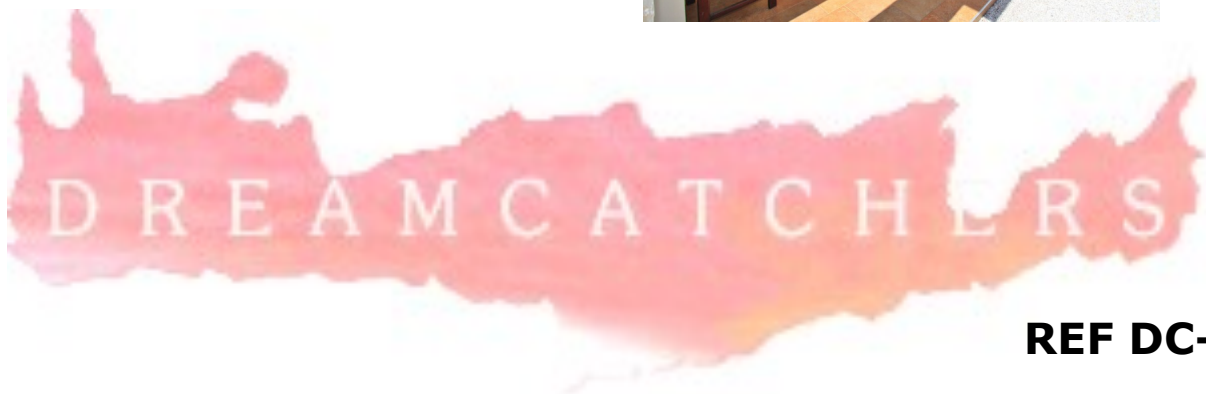
*Simply the only option!*

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## FEATURES:

- Central heating and towel rails
- Feature wood burning fireplace
- Air conditioning to bedrooms
  - All fixtures and fittings
- Fully fitted kitchen with all built in appliances including dishwasher and extra fridge and freezer
  - Utility room with washer and dryer
    - Internal storage
- Grey aluminium 'tilt and open' doors, windows and shutters with fly screens.
  - Fitted wardrobes.
- OTE telephone line and Internet
  - Satellite TV system
- Double Solar panel and reserve water tanks
- Fully landscaped gardens with irrigation
  - Covered car port
- Fully walled, fenced and gated plot
- External store room and boiler room

**Many high quality furniture items available by negotiation**



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