

# 3 Bed Villa near Almyrida



Beautiful 3 bedroom single level villa on a large plot above Almyrida with stunning sea views.

Finished in attractive Greek Blue and White—the villa sits in an elevated position and enjoys panoramic views. A short drive takes you to the resort of Almyrida with its great beach and a wide selection of tavernas and shops.

## PRICED AT E235,000



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REF: DC-561

HOUSE SIZE: 95 M<sup>2</sup>

PLOT SIZE: 940M<sup>2</sup>

## SUMMARY

This lovely single level villa completed in 2007/8, has a roof terrace and a large private garden. It is set in a walled and gated plot with fabulous views over Almyrida to the sea and mountains. Both the wide front terrace and pergola along with the large roof terrace have fantastic views.

There is a spacious open-plan lounge with wood burning stove, dining area and a beautiful white fully fitted kitchen with integrated appliances.

From the lounge, French doors open on to the front terrace and gravelled areas — a great spot for external dining or just soaking up the sun.

The light and airy lounge leads through to the 3 double bedrooms all with A/C, fitted wardrobes and patio doors to the surrounding terraces and gardens.

The main bathroom has a corner bath, shower and also houses the washing machine.

There is a 2nd good sized shower room with glass shower enclosure

The villa has a great layout and can be used for holidays, full time living or even as property with holiday rental potential.



There is plenty of space for the addition of a private pool.

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## FEATURES:

- ) All furniture items negotiable
- ) All white goods inc washing machine and dryer
  - ) All fixtures and fittings
  - ) Air-conditioning
  - ) Pipe work for central heating
  - ) Off road parking areas
  - ) Walled and gated plot
- ) Large garden area—room for a pool
  - ) Roof terrace
  - ) Wood burning stove
  - ) Satellite dish
- ) Aluminium doors and windows with fly screens
  - ) Solar panel and reserve water tanks
  - ) OTE telephone line

The property is only minutes from the sandy beach in the lively small resort of Almyrida which has many shops, cafes and Tavernas. It is also only a few minutes drive to the small town of Kalyves with its long golden beach and many amenities.



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