

# 4 BED STONE VILLA



**An impressive, large stone residence in a dramatic setting on an extensive fenced and gated plot in Kokkino Horio with wonderful views.**

**Swimming pool, double garage and additional building allowance are just some of the added features with this property.**

*One worth viewing.*



## REDUCED TO €350,000



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**REF: DC-322**

## SUMMARY:

This large honey stone house is built on extensive fenced and gated grounds at the foot of a mountain. It has wonderful views of the sea, mountains and the surrounding area from its dramatic location. The plot is landscaped in such a way as to utilise the rocky boulders, shrub land and olive trees of the area.

In front of the house is a sweeping circular gravel driveway with an island at the centre featuring large stones and mature plants and trees. The house is fronted by a large stone arched, tiled and covered terrace and the front door leads into the open-plan kitchen/dining room.



Fully tiled in neutral tiles throughout the revealed stone of the walls and natural dark wood of the beamed ceilings, windows and shutters blend beautifully. The sitting area here has a wood burning fireplace.

The fitted kitchen is in dark wood and here is a back door which opens on to a wide stone arched, tiled and covered terrace with tiled steps leading up to the spacious swimming pool and patio area. Also on the ground floor are 2 double en suite bedrooms both with fitted wardrobes and French doors to terraces.

From the ground floor a tiled staircase leads up to the upper floor where there is a generous lounge where there is a stone fireplace with wooden mantelpiece and a stone chimney breast. A further 2 double en-suite bedrooms and French doors opening onto balconies on both sides of the house affording fabulous sea and mountain views.



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## (CONTINUED)

At the side of the house there is a large garage with a wood beamed vaulted and tiled roof for two cars and next to that is the boiler house for the central heating. There is also a large additional room currently used as a potting shed but has plenty of practical uses.

Gardens have been planted out at the back and side of the house and there is plenty additional room for parking.



This is the perfect residence for those seeking peace and privacy in a natural setting. Near the village of Kokkino Horio which has its own tavernas and small shop, it is only a short drive to the lively village of Plaka with a few more facilities and in 10 minutes you are on the beach in the resort of Almyrida with many amenities. A little farther on is the bustling little town of Kalyves which has a long golden beach and all amenities.



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**HOUSE SIZE: 120 M<sup>2</sup>**

**PLOT SIZE: 4,000 M<sup>2</sup>**

**TOTAL BUILDING ALLOWANCE: 200 M<sup>2</sup>**

**WHAT'S INCLUDED:**

- Large, low maintenance landscaped plot, walled and gated
  - Circular gravel drive with central island
- Landscaped Garden areas with watering system
  - Fully fitted kitchen
  - Fitted wardrobes
- Steps to swimming pool patio at rear
- Swimming pool with shower and lighting
  - Boiler house
  - 25-30 olive trees
- Central heating and wood burning somba
  - Stone Fireplace and chimney
  - All white goods
- Some furniture items by negotiation
  - Beamed ceilings
  - Double garage 25 M2
  - Potting shed 20 M2
  - Vodafone telephone line



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