

# WELL LAID OUT 2-BED RENOVATED BUNGALOW WITH SEA VIEWS IN THE HEART OF AGIA MARINA



**REF:  
YHOC-177**



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**PRICE:  
€420,000**

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

**LAND SIZE: 309m<sup>2</sup>**

**This single level 2-bed property was built in 1987 and was renovated in 2023. Situated in the heart Agia Marina and just 200m from the long sandy beaches the property has great potential!**

**The property which is currently being renovated (2023) offers amazing views of the sea and the island of Thodorou, garage, storage, tiled terraces and extra building allowance!**

### **INTERIOR:**

The main door opens into the open plan kitchen/living room which is a very spacious area with plenty of windows.

The "U" shaped kitchen was recently renovated with plenty of light colored cupboards and fully fitted stainless steel appliances. A breakfast bar extends from the kitchen and allows seating for up to 5 people.

The very spacious living room has double windows on all walls, a fireplace and a door leading to the tiled exterior. Directly from the living room one can enjoy the views of the sea and the island!

To the left of the kitchen is another open area which was used as a dining room before the renovations but has the possibility of being converted into a 3<sup>rd</sup> bedroom or even a TV room or office room.

A small hallway leads to the bedrooms and bathroom. To the left is the master bedroom with an en suite WC room, also fully renovated, floor to ceiling wardrobes and a small extra storage space above the WC room. At the other end of the hallway is the guest bedroom which has floor to ceiling fitted wardrobes.

In between the two bedrooms is the main bathroom which is equipped with a wall-to-wall shower.

There is a boiler room behind the house, big enough to also be used as storage or tool room.

### **EXTERIOR:**

The property is located on a small residential asphalted road which is a dead end road.

There is a covered area at the back of the house which is used as a garage and fits two cars, parked one behind the other. Parking has been predicted and there is room for two cars near to the house entrance.

The exterior is entirely tiled and mostly walled and all exterior areas enjoy the sea views and views over Agia Marina!

### **THE AREA:**

The house is located on a small hill above Agia Marina, yet situated in the heart of this famous beach resort!

A pedestrian path leads from the house down to the main road of Agia Marina where one can find all types of amenities such as mini markets, restaurants, cafes, bars, shops, rentals pharmacies and many more.

The long sandy beach is just 200m from the house and is a very popular area for tourism as there are many water sports as well as hotels in the area. This sandy beach overlooks the island of Thodorou, protected by Unesco for sheltering the national Cretan mountain goat or Kri-Kri.

**Agia Marina is very lively during the summer months and is very peaceful during winter time.**

**The property comes with extra building allowance, and has a lot of potential to become an excellent property if some works are done to it! Ideal as a permanent residence or a holiday home with great rental potential!!!**

### **FEATURES:**

- Solar panel
- Air conditioning unit in living room
- Fully equipped kitchen
- White goods
- Central heating/Boiler
- Telephone/Internet points (not connected)
- Immersion heater
- Satellite TV
- Floor to ceiling built in wardrobes
- Storage space X 2
- Fireplace
- Aluminium windows and shutters
- Reserve water tank
- Parking & Garage
- External taps
- Extra building allowance
- Fly screens in bedrooms
- Connection to main sewage system

