

# 2-BED SINGLE LEVEL HOUSE WITH EXTRA BUILDING ALLOWANCE AND STUNNING VIEWS IN AGIA MARINA



**PRICED AT  
€330,000**

**REF:  
YHOC-050**



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**HOUSE SIZE: 100m<sup>2</sup>**

**PLOT SIZE: 2.470m<sup>2</sup>**

**Spacious 2-bed single level house built on a stunning plot in the hills above the famous beach resort of Agia Marina with stunning sea and mountain views!**

The property itself could use some retouching but has great potential also because it has extra building allowance. The plot is landscaped and planted with several flowers, shrubs as well as 50 olive trees and 25 fruit trees!

### **INTERIOR:**

The main entrance opens up into a spacious open plan living/dining/kitchen area. The kitchen corner is equipped with dark colored wooden cupboards, a fridge/freezer, a cooker/oven and extractor fan, a microwave and a double sink.

Directly behind the living room is the master bedroom, equipped with two double free standing wardrobes and an air conditioning unit.

From the open plan area, a hallway leads to the bathroom, second bedroom and utility room. The bathroom is fully tiled and equipped with a tub. The utility room is spacious enough to house the washing machine as well as plenty of shelves for storage.

The second bedroom is very spacious and could be easily divided into 2 rooms. It currently has four free standing wardrobes and a sofa.

Between the bathroom and the utility room are internal stairs which lead to the future top floor. Due to the additional building allowance, the top floor is ready for future building with the irons ready for the future supporting columns. The views from this floor are breathtaking.

## **EXTERIOR:**

The property is all walled, fenced and gated. There is ample parking on the drive coming into the land.

The house is surrounded by landscaped gardens which include lovely colorful flowers, approximately 50 olive trees and 25 fruit trees, excellently taken care of and with an irrigation system.

Part of the land has a slight slope, securing the incredible sea views and mountain views, while the rest of the plot is flat.

There is plenty of room for more landscaping as well as room to build a pool if wanted.

There is another storage room at the back of the house and a boiler room at the side.

On the east side of the house there is an unfinished covered area with large sliding aluminum doors. This would have great potential as an extension of the property or as exterior living space.

## **THE AREA:**

The property is located outside of the hustle and bustle of Agia Marina, up in the hills and yet is within a very short driving distance from all amenities and the sandy beach.

Surrounded by olive groves, one gets the feel like the house is in the middle of nowhere and yet the closets restaurants and cafes are only 900m away.

The famous village of Agia Marina is very lively during the summer, offering all types of amenities such as restaurants, cafes, shops, super markets, hotels, beach bars, bakery, pharmacy, hardware store, bank and many more.

During winter it is very quiet as most of the shops close for the non touristy season between November and March but the main amenities remain open.

**A property in a great location with marvelous land, and great potential!**

**FEATURES:**

- Solar panel
- Air conditioning in all rooms
- Fully equipped kitchen
- White goods
- Central heating/Boiler room
- Satellite Internet & TV
- Immersion heater
- Free standing wardrobes
- Utility room & storage space
- White aluminum frames and doors
- Double glazed windows
- 1.000lt reserve water tank
- Ample parking
- Landscaped gardens with irrigation system
- Walled, fenced and gated land
- Security railings on windows
- Fully furnished
- Extra building allowance

