

COZY 2-BED BUNGALOW WITH ROOF TERRACE AND GARDEN IN MODI



**REF:
MODI LELANTHOS**



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**PRICED AT
€165,000**

HOUSE SIZE: 65m²

PLOT SIZE: 215m²

2 bed bungalow for sale in the picturesque village of Modi.

Built in 2010 this property is set in a small development at the entrance of Modi in a very quiet and serene location.

INTERIOR:

Entering the house one walks into an open plan living/ dining room. To the left is the light colored, fully fitted and equipped kitchen with stainless steel electrical appliances and plenty of wooden cupboards for storage.

From the airy living room a double patio door opens to the covered front terrace with outdoor furniture, the ideal place for sipping a glass of wine in the hot summer.

A small hallway leads to the two bedrooms and the fully tiled shower room.

Both bedrooms have free standing wardrobes in light wood color, are equipped with a reversible air conditioning unit and have a patio door opening to the exterior terrace with an open wooden pergola.

The beige colored shower room is shared between the 2 rooms and also houses the washing machine.

EXTERIOR:

A driveway leads to the private parking covered with pebbles for easy maintenance. A small gate gives access to the garden and plot.

The garden is simple as the current owner does not live

permanently in the house and cannot take care of it.

From the side of the house there are stairs leading to the 65m² roof terrace where stunning sea and countryside views can be enjoyed. This terrace is completely tiled and there is an open pergola as well as some wooden trellis to hide the solar panel, the reserve water tank and the pressure pump. This could be a perfect place to install sun beds for the sun lovers.

The exterior surrounding the house is entirely tiled and pebbled for easy maintenance and there is a small storage room under the stairs.

The large covered terrace in front of the main entrance is ideal for outdoor living. Roller wind screens could cover both sitting areas and protect them from the sun and wind.

THE AREA:

The village of Modi is set on a hilltop just 3-4 minutes driving from Gerani where every day amenities can be found such as mini markets, pharmacy, bakery, gas station, tavernas and more.

For many more amenities the village of Maleme is nearby while the famous beach resort of Platanias is just a short drive away.



FEATURES

- Solar panel
- Air conditioning units in bedrooms
- Fully equipped kitchen
- Satellite TV
- Electrical appliances
- Furniture
- Private parking
- Room for extra storage
- Wooden frames and shutters
- Double glazed windows
- Roof terrace
- Immersion heater

