

# 3-BED BUNGALOW WITH ROOF TERRACE AND SHARED POOL WITHIN WALKING DISTANCE FROM THE BEACH OF NOPIGIA



**REF:  
NOPIGIA POSEIDON**



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**PRICED AT  
€199,000**

**HOUSE SIZE: 80m<sup>2</sup>**

**PLOT SIZE: 180m<sup>2</sup>**

**A cozy single storey 3 bed home set in a development of small villas with a shared pool at Nopigia.**

### **Interior:**

The main door opens to an open plan, light and bright spacious dining/living room with and L shaped kitchen corner. The fully equipped kitchen has plenty of blond colored wooden cupboards, light tiles and stainless steel electric appliances including a dishwasher.

A hallway leads to the 3 bedrooms and the 2 bathrooms. To the right there is a small shower room with blue tiles. Next to it is the bathroom with bathtub and further a double bedroom with a free standing wardrobe, air conditioning and a patio door opening to the balcony with a pergola covered with a vine. To the left of the hallway are 2 double identical bedrooms each with a terrace, wardrobe and air conditioning.

### **Exterior:**

The swimming pool is shared between 5 properties from which only 2 are occupied and could be rented out during the tourist season thus providing a small income.

An external staircase leads to the spacious tiled roof terrace with a banister and exterior lights, where you can enjoy the beautiful rural views spreading across the countryside and even a pinch of sea view for a cool breathe.

This semi detached property is easy to maintain and has a garden on 3 sides of the house including an olive tree, a lemon tree, an orange tree and 2 vines.

The 47m2 swimming pool has plenty of space to install sun beds and outdoor furniture.

### **The area:**

Nopigia is a small village between the lively villages of Kolymbari and Kastelli where many amenities are found. The development is set only a few meters from the beach and during the summer time there is a mini market nearby for the necessary amenities. Tavernas, cafes and beach are in walking distances.

**This house is perfect for people in search for a holiday home and can also be rented out in the summer time providing a steady income.**

### **FEATURES:**

- Solar panels
- Air conditioning units X 4
- Fully equipped kitchen
- Pipe system for central heating
- Built in wardrobes
- Reserve water tank
- Private parking space
- White aluminum shutters
- Double glazing
- Immersion heater
- Furniture negotiable
- Roof terrace
- Shed for storage
- Shared swimming pool

