

COZY 2-BED SINGLE LEVEL HOME WITH GARDEN AND ROOF TERRACE ENJOYING SEA AND MOUNTAIN VIEWS IN POLEMARHI



**REF:
YHOC-060**



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**PRICED AT
€155,000**

HOUSE SIZE: 81.7m²

PLOT SIZE: 232m²

Cozy renovated single storey home for sale within the peaceful and picturesque village of Polemarhi, just a short drive from Tavronitis village with its beach and amenities.

This detached village home is dating back to before 1954 and has been renovated in 2004 by the previous owners and again in 2015 by the current owners.

INTERIOR:

Walking through the main entrance you enter the living room with a nice dining area and a sofa bed. On the right a small hall with space for storage takes you to the kitchen and bathroom. A big window from the living room overlooks the kitchen area.

The kitchen is fully equipped with an oven, a fridge, a double sink, plenty of white cupboards for storage and a nice wooden worktop. Two large windows and a door that leads to the garden (can be used also as main entrance) give the kitchen lots of light and air.

Attached to the kitchen, is a utility room with a sink, a washing machine and more storage space with the entrance to this room located from the garden.

Next to the kitchen, the spacious fully tiled bathroom has a walk-in shower. Both kitchen and bathroom have beamed ceilings.

To the left of the living room is a spacious bedroom with a double bed and a wooden wardrobe. Through this bedroom a door opens into the second spacious bedroom which is equipped with two single beds and two wardrobes and has French doors opening onto the covered courtyard. Two more windows allow plenty of light in the room making it light and airy. Both bedrooms enjoy some sea views.

EXTERIOR:

The house is entirely fenced. The area around the entrance is tiled with nice gray tiles and part of it is covered by a tiled pergola. Two wooden trellises covered in flowers give privacy to this lovely shady spot making it the ideal place to lounge outdoors!

The garden is landscaped, graveled and planted with flowers, a laurel tree and an elm tree and is easy to maintain. Tall Oleander flowers give the garden some privacy.

A metal spiral staircase leads to the good sized roof terrace, where there is a pergola covered by canvas, sun beds and a hammock! From here one can enjoy stunning views of the sea, mountains, countryside and village!

The roof terrace also houses the solar panel which was renewed in 2019.

THE AREA:

The property is located inside the village of Pelemarhi, on the main village road at the entrance of the village.

A local cafeneon is located diagonally across the property which also works as a tavern (after request) and a mini market for basic needs.

The lively village of Tavronitis is just a short drive down the road and offers all types of amenities (super market, bakery, pharmacy, restaurants, café, hardware store, electronic store and many more) all year round. The beach of Tavronitis is a quiet one where locals enjoy a dip on the sea.

FEATURES:

- Solar panel (new)
- Wired for air conditioning
- Roof terrace
- Fully equipped kitchen
- White goods
- Immersion heater
- Free standing wardrobes
- Fully furnished and ready to move into
- Part of the house has beamed ceilings
- Extra storage space
- White aluminum frames and shutters
- Double glazed windows with fly screens
- Reserve water tank (250lt)
- Private parking space
- Landscaped garden
- Entirely fenced property
- Septic tank

