

# 2 BED SINGLE LEVEL RENOVATION ON A LARGE PLOT WITH MOUNTAIN VIEWS IN DRAPANOS



**REF:  
DRAPANOS HESTIA**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICED AT  
€60,000**

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

**PLOT SIZE: 650m<sup>2</sup>**

**A 2 bedroom single level renovation for sale in the traditional village of Drapanos built on 650m<sup>2</sup> of land.**

**Built in 2002, this property is in need of renovation works and has extra building allowance up to 240m<sup>2</sup> – a property with great possibilities.**

### **THE HOUSE:**

Tiled steps lead from the main road to the entrance of the house where there is also a sitting area. Entering the property, you find yourself in a spacious open plan kitchen/living room.

The Π shaped kitchen is fitted with wooden cupboards and a double sink. The kitchen would need replacing.

The living room is light and airy with double windows and French doors opening into the garden area.

A small corridor leads to the two double bedrooms and in between, a bathroom with a shower. Both bedrooms have French doors opening into the garden as well as built in storage space.

Attached to the exterior of the house are 3 storage rooms, one of which houses the boiler.

### **EXTERIOR:**

Sitting on a relatively flat plot of 650m<sup>2</sup>, the house is surrounded by a tiled path with nice sitting areas.

A large stone paved pathway, big enough to drive a car on, leads from the road to the entrance of the house.

The garden is waiting to be landscaped by the new owners of the property.

Also on the land is a 10m<sup>3</sup> cement built water tank.

There is plenty of space to build a swimming pool.

### **THE AREA:**

The traditional village of Drapanos stands up on a hill of the Apokoronas area. A very quiet village and yet just a short drive from the lively beach resort of Almerida with its numerous shops and tavernas/restaurants.

With a couple of mini markets and a very good tavern within easy walking distance from the property, one can find many more amenities at the surrounding villages of Kefalas, Vamos, Plaka, Almerida and Kalyves.

In order to completely renovate the property it would need approximately 30,000 euros.

**A property with lots of potential not to be missed!!!**

### **FEATURES:**

- Solar panel
- Large cement water tank
- Central heating/boiler house
- Storage rooms of 40m<sup>2</sup>
- White aluminum doors, windows and shutters
- Double glazed windows
- Wooden ceilings throughout
- Possibility for a roof terrace
- Extra building allowance up to 240m<sup>2</sup>
- Mountain views
- Fenced and gated property

