

STUNNING 6-BED VILLA WITH PRIVATE POOL AND WITHIN WALKING DISTANCE FROM ALMYRIDA



**REF:
YHOC-100**



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**PRICE:
€595,000**

HOUSE SIZE: 198m²

LAND SIZE: 2,275m²

Completed in 2002/3, this lovely property has been extremely well maintained by the current owners.

It is used for family holidays, as a full time home and also as a successful summer and winter rental business.

It comprises 2 fully self contained 3 bedroom villas on separate levels—both with stunning Sea Views.

The villa has spacious mature gardens, a large private pool, a Jacuzzi and it also benefits from an EOT rental license which allows the property to generate a good rental income.

INTERIOR

The ground floor villa has an open plan living area and a fully fitted kitchen with appliances, a breakfast bar and dining area.

Patio doors lead to a spacious covered terrace overlooking the pool and the gardens.

There are 3 good sized double bedrooms, one with an en-suite shower room and one with patio doors leading out to the terrace, lawn and pool area.

The additional main bathroom has a full sized bath and shower.

With its own separate entrance, the upper floor of the villa opens into a spacious hallway leading to an open plan living and fully fitted kitchen area with built in appliances and breakfast bar.

The living area has a stunning wooden vaulted ceiling, wood burning stove and patio doors to the very spacious upper terrace area.

The master bedroom has an en-suite bathroom with a full bath

and shower and has patio doors leading out to the terrace overlooking the pool.

The two further double bedrooms both have patio doors leading out to a further terrace which overlooks the rear gardens and the olive grove.

There is also an additional fully tiled shower room on this level.

The villa benefits from air-conditioning and central heating throughout, making it suitable for all year round living and rental.

EXTERIOR

Set in a secluded olive grove, the large private plot is well landscaped. The mature gardens offer a wide variety of outdoor seating and dining areas.

There is also a Boules pitch plus pretty lawned areas, covered areas for shade and plenty of parking areas. There is also lots of outdoor storage space.

The fully tiled pool has ample terracing around for sunbathing. There is also a roof terrace with a Jacuzzi. This is the perfect place to sit back, relax and enjoy the views

THE AREA

This stunning villa is situated just a short walk from the famous beach resort of Almyrida - with its golden sandy beaches and a wide range of tavernas, shops and water sports.

This is a unique opportunity to own a large private villa and pool within walking distance of the beach resort of Almyrida.

This villa is ideal as a holiday or full time home for a large family.

FEATURES

- Air conditioning
- Central heating and a wood burning stove
- 2 x fully fitted kitchens with appliances
- Fitted wardrobes
- Wooden vaulted ceiling on upper floor
- Double glazed aluminium doors and windows with fly screens
- Internet connection
- Solar panel, water tank and immersion heater
- Private pool and sun terraces
- BBQ area and Boules pitch
- Roof terrace with Jacuzzi
- Mature, landscaped gardens with olive trees
- Plenty of off road parking
- Internal and External storage areas plus boiler room
- EOT licence for generating a good rental income.
- Some furniture items available by negotiation.

