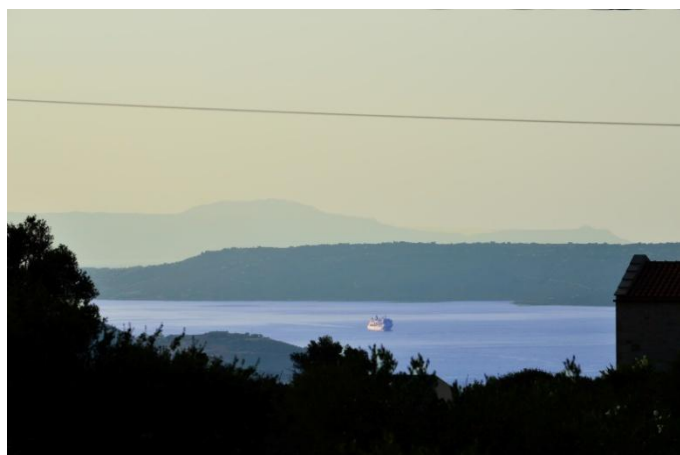


# 2-BED NEWLY BUILT VILLA WITH SEA & MOUNTAIN VIEWS IN THE HEART OF DRAPANOS



**REF:  
DRAPANOS PHOEBE**



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**PRICED AT  
€195,000**

**HOUSE SIZE: 85m<sup>2</sup>**

**PLOT SIZE: 1,990m<sup>2</sup>**

**A lovely, modern, two-bedroom property with large garden for sale in the peaceful village of Drapanos.**

The property needs to be completed and is sold as it is. It needs air conditioning units, solar panels, some finishing touches and furniture. The pipework for central heating has been installed under the tiles.

### **INTERIOR:**

This «upside down» house has two bedrooms on the ground floor, keeping them cooler in the summer, and the living area and kitchen on the top floor, offering more open views.

The two good-sized bedrooms on the ground floor have large French doors opening to outdoor tiled terraces and are equipped with modern wardrobes. The fully-appointed modern bathroom features a wall-to-wall tiled shower with a glass door.

Tiled steps lead to the first floor consisting of an open-plan living/dining area, a U-shaped modern kitchen and a well-appointed guest WC. French doors open to a tiled terrace with views.

There is a possibility to make a roof terrace, accessed via a spiral staircase, or to extend the villa subject to planning approval.

### **EXTERIOR:**

The plot enjoys mountain views and distant sea views and has a high building allowance (800m<sup>2</sup> in total); it has great potential to add further value, opening possibilities for extra building or projects (a small hotel, or retirement village

development, or more properties for rental with private or shared pool – the possibilities are endless).

The access is directly from a tarmac road in the centre of the village. The entrance is elevated from street level via a staircase with solid wall balustrade.

There is a possibility to build a swimming pool and landscape the garden area of the existing house.

The plot is quite flat and easy to build, no big slopes, no retaining walls required.

### **THE AREA:**

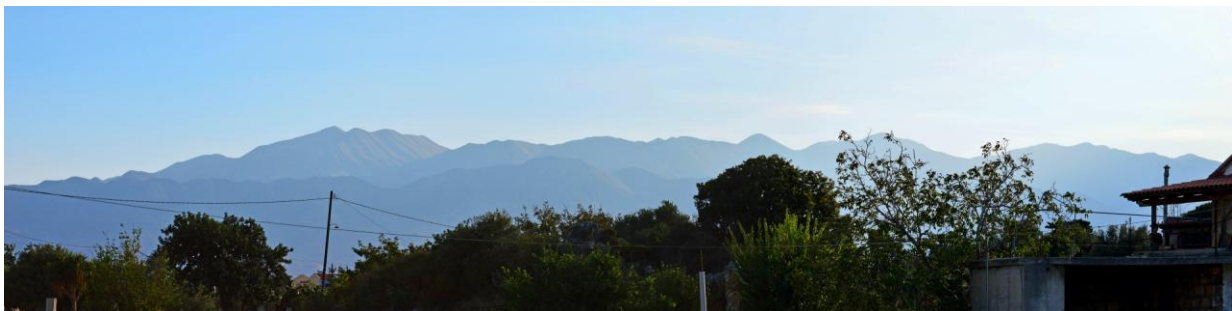
This lovely, partly-finished property is set in the peaceful village of Drapanos.

Just a short stroll from tavernas and shops and less than 10 minutes from Almerida's golden beach.

The village, which is literally a minutes' walk, has tavernas, cafes and shops. Almerida Beach is only a 10-minute drive away as are the villages of Kefalas and Paleloni.

**This property is ideal for short-term holidays or for year-round living.**

**'A perfect holiday home from home'**



## Features:

- Solar panels
- Air conditioning throughout
- Fly screens and aluminium shutters
- Wardrobes
- Water tank
- Extra storage under the stairs
- Possibility to build a roof terrace
- Big building allowance offering many possibilities

