

COZY 1-BED VILLA SET IN A PEACEFUL DEVELOPMENT WITH A SHARED POOL IN DRAPANOS



**REF:
YHOC-126**



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**PRICE:
€130,000**

HOUSE SIZE: 50,16m²

LAND SIZE: 145,12m² private + 12m² (parking) of 1.580,20m² shared land

Cozy 1-bed semi detached villa for sale, laid out on two floors, with a private and secluded garden area, and a shared swimming pool, all overlooking the magnificent White Mountains!

This property is set in a very peaceful and well kept development with a 45m² shared swimming pool and is extremely well maintained by the current owners.

INTERIOR:

The main entrance is located within a covered terraced area with arches on both sides, a great shaded sitting area. The first arch is given access from the external areas of the complex while the second leads onto another covered area with an exterior kitchen and further into the private land of the property.

The main entrance opens into an open plan kitchen/dining/living area which is very light and airy. The kitchen is equipped with light colored cupboards and has patio doors opening onto the private land of the house.

The comfortable living room area includes 2 sofa beds and has a window overlooking the development and swimming pool area.

Tiled steps lead to the top floor. A banister is installed for support and on the roof of the staircase there is some storage space.

The top floor comprises of a fully tiled bathroom with a wall-to-wall shower with a cabin, and a spacious double bedroom with wardrobes.

Patio doors lead onto a tiled balcony which is given privacy by gray glass panels and overlooks the development, swimming pool and White Mountains!

Both floors are equipped with air conditioning and ceiling fans.

EXTERIOR:

The parking spot of the property is number 5 and is found at the entrance of the complex. A path leads from the parking area to the swimming pool area, a vast area with plenty of room for sun beds and a 45m² tiled pool with a depth of 1.70m.

The communal areas around the pool are paved, graveled and landscaped.

The property has its own private land of 145,12m² which is kept very private as it is at the back of the house. It is landscaped and graveled and has mature Oleanders at the borders of the land, which is walled and fenced.

There is plenty of space for a nice dining area, as well as room for sun beds to relax. Four stone paved steps bring you to another cute lounge area, surrounded by flowers and bushes, another lovely spot to sit and enjoy the sun!

An external kitchen area is found next to the covered terrace, which is also covered by a light gray pergola and has wind screens on both sides.

On the side of the house, a metal shed is installed for storage.

THE AREA:

This peaceful development is found in the traditional village of Drapanos, and is within walking distance from a well known taverna, a lovely café/snack and a mini market which stays open all year round.

The famous beach resort of Almyrida is just a 10 minute drive while the well known villages of Kefalas, Vamos, Plaka and Kalyves are all within a short drive away.

A READY TO MOVE INTO PROPERTY IN EXCELLENT CONDITION, IDEAL AS A HOLIDAY HOME OR EVEN A PERMANENT RESIDENCE!

FEATURES:

- Solar panel
- 2X reversible air conditioning units (one on each floor)
- Fully equipped kitchen
- White goods
- Immersion heater
- Satellite TV
- Wardrobes
- Furniture included
- Ceiling fans
- Extra storage space
- External kitchen area (covered)
- White aluminium frames, doors and shutters
- Double glazed windows with fly screens
- Private parking area of 12m²
- External taps
- Landscaped garden
- Walled & fenced land
- Septic tank

***New solar panel installed in 2021**

*** Gravel and geo textile redone in 2021**

*** House repainted in 2021**

