

MODERN 3-BED VILLA WITH PRIVATE POOL, EXTENDED GARDENS AND MOUNTAIN VIEWS IN GAVALOMOURI



**REF:
GAVALOMOURI
DAEDALUS**



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**PRICED AT
€265,000**

HOUSE SIZE: 140m²

PLOT SIZE: 1,564m²

Modern villa on three levels located in a rural area just outside Gavalomouri, with stunning views of the White Mountain range.

With a private pool, landscaped gardens, balconies throughout, storage space and its' own olive grove, this property has it all!!!

THE HOUSE

The main entrance is found on the middle floor at street level. A covered entrance leads into the kitchen and living room area. To the right, the kitchen is equipped with light-coloured cupboards and has a door opening onto a small terrace surrounded by greenery. To the left are the spacious living room with fireplace and a dining area. French doors open onto a covered arched balcony with outdoor furniture and spectacular views of the surrounding countryside, the mountains and the olive groves. On the same level there is also a WC.

Marble steps lead to the top floor, which has two double bedrooms and one fully-tiled bathroom with a walk-in shower. Both bedrooms are equipped with floor to ceiling white wardrobes and both open onto private balconies. One balcony is smaller and faces the south, while the other is very spacious and is covered with an open pergola, perfect for discreet sunbathing. It offers beautiful rural and mountain views.

A staircase leads from the ground floor down to the lower floor where there is a storage space housing the boiler, a double bedroom with fitted wardrobes, a fully-tiled shower room and the main basement with plenty more of storage. From here there is direct access to the garden and BBQ area.

EXTERIOR

Surrounded by greenery and olive groves, the current owners have landscaped the entire land beautifully. Paths pass through the flower garden above the swimming pool area.

The swimming pool is 40m² and is dressed in mosaic tiles. From the pool area a few steps go down to the BBQ where there is a terraced sitting area, very private and peaceful. From here more paths go down the land where the flowers dress the property beautifully with colours.

A little further down the plot is an olive grove including 24 olive trees which also belong to the property.

The garden also includes avocado, orange, grapefruit, almond, lemon and apricot trees and a number of vines.

The property is fenced and gated and there is a graveled area with plenty of parking.

THE AREA

Within walking distance, the village has two traditional kafeneons. Voukolies village is only 2km away and is lively all year round. This village has many amenities including shops, supermarkets, bank, pharmacy, bakery and many more. Also nearby is the village of Tavronitis with some amenities as well as a quiet beach.

This property has comfort, space and is ideal for year-round living, in this quiet and tranquil setting.

Features:

- Solar panel
- Fully-equipped kitchen including dishwasher
- Satellite TV
- White goods
- Built-in floor-to-ceiling wardrobes
- Central heating/boiler house
- Basement/extra storage space
- Fireplace
- BBQ
- Telephone/Internet connection
- White aluminium doors and shutters
- Double-glazed windows
- Immersion heater
- Private parking space
- Private swimming pool of 40m² with mosaic tiles
- External taps
- Balconies throughout
- Basic furniture included
- Walled and landscaped garden including a variety of fruit trees as well as 24 olive trees

