

# WONDERFUL 3-BED SPACIOUS VILLA WITH A PRIVATE POOL AND LOVELY GARDENS IN GAVALOMOURI



**REF:  
YHOC-120**



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**PRICE:  
€299,000**

**HOUSE SIZE: 172,64m<sup>2</sup>**

**LAND SIZE: 1,558m<sup>2</sup>**

**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, plenty of storage space and its own olive grove, this property has it all!!!**

### **INTERIOR:**

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 fully renovated kitchen is equipped with light-colored cupboards. 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 fully renovated 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. Both balconies offer 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 room. From here there is direct access to the rear garden.

## **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 40m<sup>2</sup> and is dressed in mosaic tiles. The pool has recently been re tiled and concrete steps have been added. The current owners also placed wood decking around the pool.

From the pool area a few steps go down to the rear terraced sitting area, very private and peaceful. From here more paths go down the land where the flowers dress the property beautifully with colors.

A little further down the plot is an olive grove including 24 olive trees which also belong to the property and provide the owners with their own olive oil! 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 space.

## **THE AREA:**

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 plenty amenities as well and a quiet beach.

**This property has comfort and plenty of space combined with a serene and peaceful environment.**

**This modern villa is ideal for year-round living or could also be a perfect holiday home!**

**\* THE HOUSE WILL BE RE PAINTED IN THE COLOUR OF CHOICE OF THE NEW OWNERS \***

**FEATURES:**

- Solar panel
- Fully-equipped kitchen including dishwasher
- White goods
- Built-in floor to ceiling wardrobes
- Central heating/boiler house
- Basement/extra storage space
- Fireplace
- 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
- Walled and landscaped property
- Garden including a variety of fruit trees.
- Olive grove including 24 olive trees.
- 1000lt reserve water tank
- The house will be repainted at the color of choice of the new owners.

