

2-BED VILLA WITH GARDEN, ROOF TERRACE AND SEA VIEWS IN KAMISIANA



**REF:
KAMISIANA GAIA**



**PRICED AT
€155,000**

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HOUSE SIZE: 94.3m²

PLOT SIZE: 330m²

Very well-located 2-bed villa with private gardens, large basement and roof terrace with uninterrupted sea views.

Near the popular village of Tavronitis, and to all amenities.

Located in Kamisiana, the property is close to the village of Tavronitis with its amenities including a butcher, baker, pharmacy, minimarkets, doctor, kafeneons, tavernas and local transport and is only 1km from the long beach with crystal blue waters.

The ground floor comprises an open-plan kitchen/living/dining area and a tiled bathroom with a full-length bathtub. The house is light and airy and the living room walls have been clad with stones for a more traditional look. French doors lead to the balcony, an extension of the living space with a small table for wining and dining while enjoying the peaceful surroundings.

At the front door there is also a sun-soaked south-facing stone paved area, ideal for the winter months as it protects you from the wind and cold coming from the north.

The top floor offers two bedrooms, both equipped with a ceiling fan, floor-to-ceiling built-in wardrobes, air conditioning unit, en-suite shower room and private balcony overlooking the surrounding olive groves and the sea.

There is also a spacious fully-tiled roof terrace, ideal for sunbathing privately or just enjoying stargazing at night. The sea view from the terrace is stunning and unobstructed.

A large unfinished basement is an ideal storage place for the wood for the wood burner, or as a garage or additional storage area.

The garden is walled but not landscaped, and there is plenty of space to build a pool should you wish.

In general the property needs some work, but there is plenty of potential to make it a lovely home.

Ideal for all year-round living or as a perfect family holiday home.

Features:

- Solar panels
- Fully-equipped kitchen including dishwasher
- White goods
- Floor-to-ceiling built-in wardrobes
- Air conditioning units in both bedrooms
- Immersion heater
- White rolling shutters
- Ceiling fans in each room
- Basement
- Walled garden
- Roof terrace

