

PROPERTY WITH GREAT SEA VIEWS AND TWO SELF-CONTAINED STUDIO APARTMENTS IN KAMISIANA



**REF:
KAMISIANA
POLIXENA**



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**PRICED AT:
€199,000**

HOUSE SIZE: 170m² PLOT SIZE: 269m²

Wonderful three storey property with two separate guest accommodations and lovely sea views in Kamisiana!

The village of Kamisiana is close to Tavronitis where one can find many amenities including a bakery, mini markets, pharmacy, butcher, gas station, tavernas and cafes. The beach is within walking distance of the property. For more amenities the larger village of Kolimbari is a 5-minute drive from Kamisiana.

The property consists of three floors with the main house on the ground floor and two self-contained studio apartments on the first and second floors, each with their own balcony.

From the main road one can drive into the tiled parking area with a covered pergola. There are several sitting areas around the house and a garden planted with orange, lemon and various other fruit trees.

The main accommodation is 86m² and comprises a spacious open-plan kitchen/living room, a fully-tiled bathroom with a shower and two double bedrooms with floor-to-ceiling wardrobes. The master bedroom has a small private balcony overlooking the garden. The kitchen is equipped with numerous cupboards for storage.

An external staircase leads to the first floor the entrance to a 47m² apartment with a huge balcony overlooking the Aegean sea and the White Mountains.

From the main door you walk into a small open-plan kitchen/living room with large French doors opening onto the balcony, part of which is covered with a pergola. From the living area an arched hallway leads to the shower room and to

the spacious double bedroom with floor-to-ceiling built-in wardrobes and a south-facing balcony.

The external stairs continue up to the third floor where there is a second apartment of 38m². This apartment consists of a double bedroom, shower room and a small open-plan kitchen/living room with large French doors opening onto another covered balcony with stunning sea and mountain views.

The property is in need of some cosmetic work but can easily be lived in.

A great opportunity to own a property with two guest accommodations, in the heart of the village, within walking distance of the shops and with sea views!!!

Features:

- Solar panel of 160l
- Air conditioning in middle floor apartment
- External taps
- Fully-equipped kitchen x3
- White goods
- Fly screens on the top floor apartment
- Built-in floor-to-ceiling wardrobes
- Private covered parking space
- Central heating on ground floor
- Extra storage space
- Telephone/Internet point
- Beamed ceilings
- Immersion heater
- Wooden frames and shutters on lower floor
- Aluminium double-glazed windows on upper floors
- Most of the furniture included
- Private garden planted with fruit trees

