

3-BED PART STONE VILLA WITH PRIVATE POOL, LANDSCAPED PLOT AND SEA VIEWS IN KEFALAS



**REF:
KEFALAS KITO**



**PRICED AT:
€250,000**

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HOUSE SIZE: 108m² PLOT SIZE: 1,896m²

A lovely 3 bedroom part stone villa with a private pool sits on a beautifully landscaped plot overlooking the sea.

This very attractive property sits on the outskirts of the traditional village of Kefalas. It has many terraces and extensive covered outdoor kitchen and dining areas. The Villa has a current ESL license for holiday rental and is a great investment for both income and a family holiday home.

This very well finished and maintained villa completed in 2007 sits on a great plot with amazing views. It has the traditional touches of external stone arches and walls yet with a clean, modern finish throughout.

The land surrounding the villa is beautifully landscaped with masses of space for external seating and sunbathing.

The light and airy ground floor has an open plan living area that leads through large French windows round to the external covered terrace — a very large 50m²+ area for dining and relaxing with a built in stone BBQ, wood oven, sink and plenty of kitchen workspace.

Separated from the living space by an archway the internal kitchen is a high quality fitted kitchen with all appliances and good inside space for dining

The front door leads to another pretty covered seating area with stone archway leading to the pool.

Also on this floor, there is a double bedroom with air conditioning and patio doors to the external terraces. There is

also a shower room and separate storage area under the stairs.

On the upper floor there are two more double air conditioned bedrooms with their own patio areas and a further bathroom.

French windows from the landing lead outside on to the wooden decked large front balcony overlooking the pool, gardens and of course the stunning sea views.

The villa has an ESL license making it a great investment as a rental business.

Features

- Private swimming pool
- All fixtures and fittings
- Fenced and securely gated plot
- Air conditioning
- Central heating
- Fully fitted kitchen with appliances
- Solar panel and water tanks
- Fitted wardrobes and extra storage
- Fully landscaped gardens with irrigation
- OTE phone line and internet
- External summer kitchen and BBQ area
- External boiler room and storage shed
- All safety equipment as required for holiday rental
- Furniture items available by separate negotiation

