

# GEORGIOUS 3-BED VILLA WITH PRIVATE POOL AND EOT IN KOLYMBARI



**REF:  
CEF-001**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICE:  
€320,000**

**HOUSE SIZE: 110m<sup>2</sup>(+ basement 68m<sup>2</sup>)**

**LAND SIZE: 469m<sup>2</sup>**

Fully equipped and ready to move into villa for sale in the sought out area of Kolymbari, ideal for year round living or as a holiday home with great rental potential!

The villa comprises of 110m<sup>2</sup> with 3 bedrooms and 2 bathrooms, and also includes a spacious basement of 68m<sup>2</sup>.

Located within a small complex of 8 villas, each with their private land and pool, the villa also enjoys nice sea views and is within easy walking distance from the beach of Kolymbari.

Laid out on two levels, each floor has a fully tiled bathroom as well as balcony or terrace.

The private 40m<sup>2</sup> tiled swimming pool is surrounded by sun terraces and lush landscaped gardens providing the needed privacy.

With the spacious kitchen and living room on the ground floor, there is also a bedroom on the lower level as well as one of the bathrooms.

The upper floor consists of two bedrooms sharing a very large terrace with nice sea views and a shared bathroom.

The villa is located just outside of Kolymbari thus enjoying the peace and quiet of the surrounding area but is within just 3 minutes driving from the shops and amenities of Kolymbari.

Kolymbari is a lively town, offering all types of amenities such as cafes, restaurants, shops, local market (every Friday), hotels, post office, highway exit/entrance and many more.

The beach of Kolymbari is long and narrow and extends all the way to Tavronitis village.

## FEATURES

- EOT rental license
- Solar panel
- Air conditioning units
- Private 40m<sup>2</sup> swimming pool
- Basement
- White aluminium doors and windows/shutters
- Landscaped gardens
- Oil fired central heating system
- Fully equipped kitchen
- Built-in floor to ceiling wardrobes
- Private parking

