

3-BED COMFORTABLE VILLA WITH SPACIOUS LANDSCAPED GARDEN NEAR PLAKA



**PRICED AT:
€220,000**

**REF:
PLAKA HARMONIA**



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HOUSE SIZE: 118m² PLOT SIZE: 1,071m²

Ready to move in 3-bed villa with great garden in walking distance of Plaka – NOW REDUCED TO JUST €220,000.

The property is located in the olive groves just a few minutes walk from Plaka centre and is surrounded by a lush garden.

Plaka boasts excellent tavernas and grocery stores for everyday provisions. It is a couple of minutes by car to Almerida with its beautiful sandy beach, restaurants, tavernas, shops etc.

The plot is entirely fenced and walled with a large sliding gate to the parking. A few steps lead to the main entrance protected by a covered pergola.

The three bedrooms and two bathrooms are situated on the ground floor with the living area on the first floor benefitting from better views.

The ground floor consists of the master bedroom with an en-suite shower room and French doors opening to a covered balcony, a under stairs storage room, a bathroom with a full-length bathtub and the washing machine. There are an additional two comfortable double bedrooms with access to a balcony with a pergola. All bedrooms are equipped with air conditioning and floor-to-ceiling wardrobes.

Marble steps lead to the top floor L-shaped open-plan living/dining/kitchen area and separate toilet. The U-shaped kitchen is well-equipped with built-in stainless steel white goods and plenty of cupboards. Many windows make the living room light and airy and there is also a comfortable dining area. Double balcony doors lead to a covered terrace with a spacious seating area protected by blinds, thus considerably extending the living area. This is the perfect spot to wine and dine as it is protected from heat and cold.

The plot is completely walled and features nine olive trees over 100 years old, various fruit trees, a large flag-stoned area with plenty of space for sun loungers and umbrellas in a colourful setting overlooking the surrounding olive groves. A big dining table under an olive tree offers the opportunity for outdoor living. There is a parking area and a separate boiler house for the central heating.

This property is suitable for permanent living or it could be rented out for holidays. It is located just minutes walk from the shops and tavernas in Plaka.

Ideal for those who are looking for a peaceful environment, yet close to the hustle and bustle of the nearby tourist resorts of Almerida and Kalyves.

Features:

- Green aluminium shutters and windows with fly screens
- Private parking area
- Fitted wardrobes
- Air conditioning units all over
- Solar panels
- Water reserve
- White goods (stainless steel)
- Oil-fuelled central heating system
- Fenced and walled plot
- Satellite TV
- Fully furnished
- Extra storage room

