

COZY 2-BED DETACHED VILLA WITH SEA VIEWS IN PLAKA



**REF:
PLAKA PERSES**



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**PRICED AT
€135,000**

HOUSE SIZE: 67m²

PLOT SIZE: 143,56m²

Cozy 2-bed detached villa with lots of outdoor sitting areas and sea views, very close to amenities and the beach.

This lovely property was built in 2006 and is very well maintained by the current owners. Fully equipped and ready to move into, the property is situated in a development in the busy village of Plaka.

INTERIOR:

Entering the house is an airy open plan kitchen / living room with a nice air flow keeping the temperature low. The white colored kitchen is fully equipped and fitted with stainless steel white goods.

To the right side of the living room is a well sized bedroom that has built in wardrobes and a bunk bed. A window looks to the west facing terrace. On the opposite side French doors give access to the east terrace. There is an air conditioning unit in this bedroom as well.

Next to the bedroom is a fully tiled WC that also houses the washing machine.

From the kitchen a door gives exit to the east terrace.

The under stair storage houses a fridge and has some extra free space.

The staircase leads to the upper floor where one enters the master bedroom through a wooden sliding door.

The room is spacious and bright as it comprises two French doors, one leading to the south balcony and the other to the West covered balcony. A glass brick wall provides even more light. The room has big floor to ceiling built in wardrobes and a reversible air conditioning unit.

The fully tiled shower room is located on this floor as well.

EXTERIOR:

From the parking area a fully tiled staircase leads to the top of the complex.

You enter the arched, covered, L-shaped terrace through a metal gate. Part of this terrace is not covered making it the perfect spot for a sun bed to soak up the sun.

A second terrace is reached either from the kitchen or by the ground floor bedroom and is used as a dining/sitting area. Here one is to find the BBQ and the reserve water tank. An olive and a lemon tree provide some shade while there is also a Jasmine and a lovely bougainvillea. Some sea views are visible on the left end.

The south balcony on the top floor overlooks the terrace on the ground floor and has nice rural views and a bit of sea views.

The west balcony on this floor is quite spacious and has a pergola to provide shade during the hot summer months. It enjoys stunning sea views as it benefits from the elevated position of the house within the complex. The perfect spot to enjoy the sunset!

Both these balconies are reached from the master bedroom through French doors

THE AREA:

This lovely villa with rental potential is situated in the bustling Plaka village.

It is a short walk to the village square and it's tavernas, cafes and shops and a very short drive to the Blue Flag Almyrida beach!

The famous beach resort of Almerida is a short drive away and has plenty of amenities to offer as well as numerous restaurants, bars and water sports.

This house is perfect for people in search for a holiday home and can also be rented out in the summer time providing a steady income.

FEATURES:

- Solar panels
- Air conditioning
- Fully equipped kitchen
- Barbeque
- Satellite TV
- White goods
- White aluminum frames & shutters
- Double glazing
- Built in wardrobes
- External taps
- Reserve water tank
- Walled property
- Private parking on street
- Fully furnished

