

# HIGH QUALITY MODERN 3-BED VILLA WITH MOUNTAIN VIEWS IN THE HEART OF VLACHERONITISSA



**REF:  
VLACHERONITISSA  
ARTEMIS**



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**PRICED AT  
€220,000**

**HOUSE SIZE: 120m<sup>2</sup>**

**PLOT SIZE: 142m<sup>2</sup>**

**Recently renovated, modern three-bedroom village house for sale in the traditional village of Vlacheronitissa, just a few minutes' drive by car from the beach and shops.**

Built in 1986 but completely renovated in 2018 with high quality materials and eye for details, this semi-detached house offers plenty of possibilities.

## **INTERIOR**

The house is light and bright, modern, decorated in neutral colors, equipped with plenty of ceiling spots and is very well furnished.

You enter the house in an open space consisting of the living/dining area and the kitchen on the left. The living area feels spacious and comfortable, has an energy efficient fire place in the corner and a patio door opening to a covered veranda.

The kitchen is connected to the dining room and has a dividing wall separating it from the living area. It is very well equipped with stainless steel electrical appliances, including a built in dishwasher and a micro wave oven. A handy mobile breakfast bar is the ultimate solution to save space and the oven works with both gas and electricity.

On the same floor is a modern shower room provided with a towel rail and a walk in wall-to-wall shower protected by a glass screen.

Stairs with aluminium rails lead to the top floor consisting of three bedrooms with balconies and a full family bathroom serving all 3 rooms. There are 2 double rooms and one single one, each provided with modern floor to ceiling built in wardrobes, reversible air conditioning unit and a flat screen TV. One room has a small storage space camouflaged in the wall.

The large bathroom has a spacious walk in shower dotted with small river pebbles on the floor and walls, a bidet, a towel rail, ceiling spots and a cupboard storing the washing machine.

On this floor each room has access to the balcony offering exterior space with rural and mountain views.

The house is provided with a fuel powered central heating system, reversible (hot and cool) air conditioning units in all the rooms and a solar system to heat the water. In case there is not enough sun or light to heat the water with the solar system, there is an electric immersion heater and the hot water is also connected to the central heating system.

The property comes fully furnished, ready to move in.

## **EXTERIOR**

The property sits in the middle of the village next to the church. A few marble steps lead to the main entrance on the street side.

The small plot allows installing exterior furniture for outdoor living. The entire exterior area is tiled and secured with a banister and is bordered with a narrow parterre planted with a few fruit trees (pomegranate and lemon).

It is easy to maintain and there is parking space for one car. Under the balcony there is space for the storage of wood for the fire place.

This classical looking village house offers all comforts with an amazingly modern and functional interior and built with the highest quality materials. It could function as a home away from home or as a holiday home with rental potential.



A Jacuzzi could be installed in the garden.

## THE AREA

This luxurious village house is set just minutes away from the sought after village of Tavronitis, which is a working village with shops, tavernas, a lovely quiet beach, and easy access to the National Highway.

The village of Vlacheronitissa is small but has a big church and a well-known tavern open all year.

**For more amenities the village of Kolimbari is less than a 10-minutes' drive and offers numerous shops, tavernas, post office, doctor, dentist, pharmacy, a port and much more.**

## FEATURES:

- Fuel powered central heating system
- Reversible air conditioning units all over
- Satellite TV
- Telephone and Internet
- Exterior storage and boiler room
- Solar panels & immersion heater
- Fully equipped kitchen including high quality electrical appliances
- Parking area
- Grey aluminium doors and shutters
- Double-glazed windows with fly screens
- Built in wardrobes
- 2 lemon trees, 1 pomegranate
- Energy sufficient fire place with a vent
- Fully furnished

