

WELL KEPT 2-BED SINGLE LEVEL VILLA WITH PRIVATE POOL AND ROOF TERRACE IN PALELONI



**REF:
YHOC-175**



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

**PRICE:
€255,000**

HOUSE SIZE: 87m²

LAND SIZE: 500m²

This beautiful, single storey villa sits on a wonderful plot at the edge of the quiet traditional village of Paleloni and enjoys spectacular views to the White Mountains.

The property offers a private swimming pool, a roof terrace, lots of storage space, private parking and many more comfortable features.

INTERIOR:

Completed in 2009, this two-bedroom villa has been built with care using the highest quality materials. It consists of a living room, a kitchen with a pantry room, 2 bathrooms, 2 exterior storage rooms and two bedrooms, all built on one level.

A double patio/entrance door opens into the living/dining/kitchen area which has a beautiful high wooden vaulted ceiling and a corner fire place.

On the right of the entrance is the "U" shaped kitchen equipped with integrated electrical appliances including a dishwasher, a double sink and a small pantry room.

The area is light and bright with the dining table and 6 chairs in the middle and 2 additional sofa-beds for extra guests if needed. Plenty of windows and a large patio door guarantee a constant flux of light throughout the entire house.

An arched opening leads to the two bedrooms and bathrooms. Both double bedrooms are equipped with a reversible air-conditioning unit, a double door wardrobe and a patio door. The master bedroom has an adjacent bathroom with a full length bathtub. Off the hallway is the shower room provided with a large tiled walk-in shower.

The property is equipped with wooden ceilings (except in the bedrooms), wooden doors and windows and is in immaculate condition.

EXTERIOR:

A pebbled access leads to the main entrance gate and the private concrete parking area. A wooden arched door leads to the enclosed pool area and the entrance door. Most of the plot has been stone paved for easy maintenance. A large covered pergola at the front is the perfect place for wining and dining and outdoor living. It is equipped with windscreens and would comfortably allow outdoor furniture to be installed.

The tiled pool with a mosaic rim is 2 meters deep all over and offers plenty of space to install sun beds to soak up the sun. There is an outdoor shower next to the pool.

On the side of the property is a good sized storage room housing the washing machine, a sink and the pool pump, and behind the house another utility room with the pressure pump for the water.

The wrap around garden is mature and has several fruit trees (oranges, lemons, grapefruits and cherries), flowers and bushes. It is surrounded by attractive stone walls with niches for lights.

Tiled steps lead to the small roof terrace overlooking the pool and the majestic mountains.

THE AREA:

The traditional country village of Paleloni has a new taverna nearby and is very peaceful with a nearby cove and taverna at Ombrogialos. The larger villages of Kefalas and Drapanos are a very short distance away with shops, cafes and very popular tavernas.

Within a 12 minute drive is the small, lively, resort of Almyrida which has many facilities and a safe sandy beach. A little further along the coast is the small town of Kalyves with all amenities and a long golden beach.

This is a unique opportunity to buy a high quality villa in a beautiful, peaceful location.

Ideal for year-round living or for rental purposes. A great buy!

FEATURES:

- Air conditioning in the bedrooms
- Solar panel
- Private 32m² pool
- Walled plot
- Wooden double-glazed doors and windows
- Parking space
- Fully-equipped kitchen
- Fireplace
- Piped for future installation of central heating
- Beamed and vaulted ceilings
- 3 storage rooms (2 exterior and 1 interior)
- 2000 liters water reserve tanks
- Automatic watering system
- Main furniture included
- Tiled roof terrace
- Landscaped gardens
- 2 septic tanks
- Immersion heater
- Telephone/Internet points
- Satellite TV
- Wardrobes

