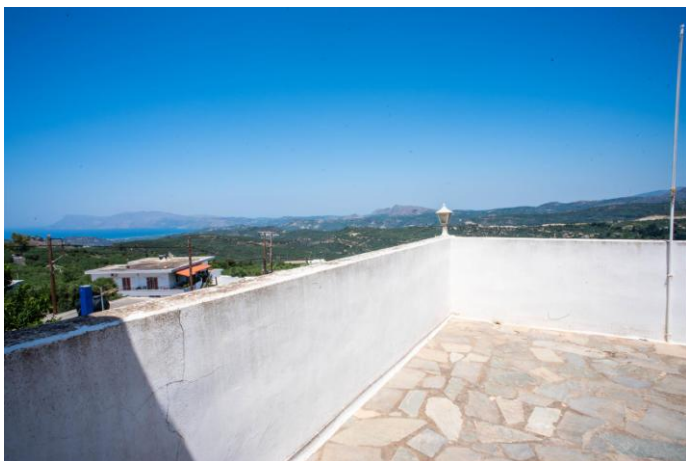


# REMARKABLE 3-BED RENOVATION PROJECT WITH LOTS OF POTENTIAL IN THE VILLAGE OF KALATHENES



**REF:  
YHOC-170**



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**PRICE:  
€199,000**

**HOUSE SIZE: 244,56m<sup>2</sup>**

**LAND SIZE: 300,09m<sup>2</sup>**

**Unique renovation project for sale in the hilly village of Kalathenes above Kissamos, with wonderful views of the sea and surrounding hills, comprising of 3 buildings and offering a lot of potential!**

**Nestled in the narrow alleys of the village, this stone built property consists of: the main house on two floors with courtyard and balcony, a guest accommodation, and a 3<sup>rd</sup> area which can also be converted into another spacious accommodation.**

### **INTERIOR:**

#### MAIN HOUSE:

The entrance to the main house is via a staircase from the village's alleys. At the top of the staircase is a covered area where the main entrance is found and is also a few steps leading onto the roof terrace of the neighboring guest accommodation.

The main entrance opens up next to the spacious kitchen area which is equipped with plenty of storage cupboards and electric appliances. There is more than enough room to have a large dining table with chairs here.

Patio doors open into a covered area providing access to a bathroom/utility room which houses the washing machine and dryer. The covered area allows some storage and also has a built in bench. From here there is a concreted terrace area with enough room to have an exterior dining or relaxing area.

To the right of the main entrance, a small hallway leads to the living room area where there is a large wood burner, sofas, built in benches, and beamed ceilings.

Passed the living room is a multifunction room which gives access to: the main bathroom with a tub, the staircase to the top floor with storage space underneath, and a door leading outside to a courtyard. The courtyard is private, very sunny and has flowers and a pond (currently empty).

The wooden staircase leads to the upper floor directly into a bedroom with a built-in double bed and built-in shelves. The beamed ceiling is the original ceiling of the property.

From the bedroom, a door guides into a larger area which was used as a second living room but could also be an extra bedroom. This room also maintains the original ceiling and is very spacious, light and airy. A door opens onto a stone paved balcony with absolutely stunning views of the surrounding hills and the gulf of Kissamos! An exterior staircase leads down to the concreted terrace outside the kitchen area.

### BUILDING 2:

With the main entrance directly on the village's alley, this space is in need of plenty of work. Used as a storage area for a long time, the ceiling needs to be replaced and the floor is still concrete. But it is large enough to create a separate guest accommodation with room for a kitchen, living room and even bedroom and has an old bathroom which also needs renovation.

There is electricity and water supply and it is stone built, maintaining some original stone features.

### BUILDING 3:

This part of the property was used as a separate guest accommodation and has its own private entrance from exterior paved terrace area, a beautiful (and original) stone arch separating the spacious open plan, old beamed ceilings and a bathroom with a shower.

This accommodation also has a kitchen and sink, a wood burning stove and a metal exterior staircase leading onto the roof terrace.

It has great potential of becoming a rental accommodation!

### **EXTERIOR:**

As this property is located within the village's alleys, the parking will need to be on a village road coming from behind the property.

The courtyard in the main building has a pergola which needs to be replaced but has the prospective of becoming a lovely and private little external area with plenty of privacy.

The roof terraces of the buildings are all connected and although currently need to be insulated, the owner used to have a large pergola on one terrace, overlooking the village, the olive groves and the sea. Once again, the possibilities are enormous!

Although there is no room for a swimming pool, one could have a Jacuzzi installed in order to cool off on the hot summer days.

## THE AREA:

The traditional village of Kalathenes is located a bit less than 20 minutes driving inland from the famous town of Kastelli. The village itself has small paths going through the resident areas, and is at an altitude of 290m.

A bread man, cheese truck, vegetable truck and fish truck pass by the village weekly and there is a lovely taverna within short distance from the house which is open all year round but provides food seasonally.

The nearby villages of Topolia, Voulgaro and Kaloudiana offer daily amenities such as mini markets and bakery. The large town of Kissamos is lively all year round and has everything one needs: super markets, shops, cafes, restaurants, schools, post office, police station, medical center, pharmacies, beaches and much more.

**This large property had to be evacuated by its current owners who do not have the possibility to return, so is sold as seen.**

**And although it is in need of a lot of work, the main house can easily be lived in while handling the renovation works of the entire property.**

## FEATURES:

- Solar panels
- Roof terraces
- Fully equipped kitchen with gas stove and electric
- White goods
- Telephone/Internet connection
- Immersion heater
- Satellite TV
- Wardrobes
- Furniture included
- Beamed ceilings
- Extra storage space
- Wood burners X 2
- Aluminum and wooden frames and shutters
- Reserve water tank
- Private courtyard
- Camera system

