

RENOVATION PROJECT OF 2 PROPERTIES IN KEFALAS



**REF:
CCI-019**



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**PRICE:
€165,000**

HOUSE SIZE: 106m²

LAND SIZE: 219m²

Hidden away in a little cul de sac, this charming village house with garden and incredible mountain views from the roof terrace has so much potential for a variety uses, making it a very interesting project.

From a comfortable term home with garden to grow your own vegetables, or 2 properties to live in/rent for income or use as a workspace, or to create a spacious 3 bedroom villa with pool for investment.

INTERIOR

Currently the property is divided into 2 separate semi detached houses set as an L shape.

House 1:

Enter into the open plan living area with lounge to the left, with fixed seating creating a conversation corner.

Behind the lounge is the dining area with door opening to the garden.

To the side of the dining area is the fitted kitchen separated with a feature stone arch.

To the right of the front door is the bathroom with walk in shower, and an open space for a double bed. This wall is connected to House 2.

House 2:

Enter into a large open plan space that currently has 2 double beds and a lounge area, with a beautiful feature stone arch.

There is a second bathroom with bathtub.

EXTERIOR

A stone paved courtyard directly to the front of the properties offers a great outdoor entertainment space. A step down has the larger garden area with 2 orange trees, ready for planting an allotment or space for a swimming pool.

To the side of House 1 is an external staircase going up to the huge open roof terrace, and more garden area to the side of the dining room door.

Option 1: 1 x 1 bedroom house plus 1 x 2 bedroom house for 2 houses with owner accommodation with a rental property or a large workshop space.

Work required: gyp walls for the bedrooms and a kitchen in House 2.

Option 2: 3 bedroom, 2 bathroom house for a large family home or rental property with character.

Work required: open the wall between the houses and create 3 double bedrooms in house 2.

Option 3: build up on the roof terrace to create another apartment or 2 storey villa (building density allowance to be confirmed).

The houses are comfortably livable as they are, the original stone walls keeping them incredibly well insulated without heating or air con. They can be improved simply and over time for a long term home, or more elaborately for an investment rental property, according to your budget.

Parking is on the road with a 15 meter (approx) walk to the house.

THE AREA

The village is a working one open all year round. In the center there is mini market, well known locally producing cheese factory, cafes, tavernas, all a flat 5 minute walk away.

The 12k beach of Georgiopolis is approx 12 minutes drive, the Turquoise Bay approx. 8 minutes or the sandy beaches of Kalives or Almyrida approximately 20 minutes drive away.

FEATURES

- Parking Area
- Roof Terrace
- Traditional Stone Features
- Wooden Windows and Doors