

EXCEPTIONAL RENOVATED STONE BUILT PROPERTY WITH A LOVELY COURTYARD IN KODOPOULA



**REF:
YHOC-167**



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

**PRICE:
€310,000**

HOUSE SIZE: 131,15m² + 96,15m²
LAND SIZE: 550,30m²

An exceptional and unique double property for sale, located at the foothills of the magnificent White Mountains, in the small and peaceful village of Kodopoula!

The property consists of two buildings: the main stone built house which has been fully renovated and is inhabited by the owners and a second stone built house which has been partly renovated and has a lot of potential to be turned into a guest accommodation or more.

Dating back to before 1.900, the property was originally used as a police station, later became a school, until it passed into the ownership of the current family. It was entirely renovated between 1998 and 2002.

INTERIOR:

MAIN HOUSE:

The main house is 131.15m² and consists of two floors: the ground floor which comprises of an open plan living room/dining room, a separate kitchen area, a storage room and a spacious bathroom. The top floor consists of two double bedrooms and a shower room.

Both floors benefit from beamed ceilings and there is a traditional fireplace in the living room. An arched doorway leads to the kitchen which is long and narrow and is equipped with burgundy cupboards, a wood burner and has two skylights for extra light in the kitchen.

Beside the kitchen is a spacious storage room which also houses the immersion heater and further one will find the main bathroom, dressed in blue and white tiles and with green cupboards. This bathroom is equipped with a full size tub.

A metal spiral staircase with wooden steps is located in the living room and leads to the top floor. Upon landing on the top floor there is a shower room, with the two double bedrooms on each side.

Both bedrooms have floor to ceiling wardrobes while the master bedroom also gives access to a spacious balcony with great views of the White Mountains and the village itself.

The main house gives access towards the courtyard via the kitchen and the living room while there is another door leading from the living room to another enclosed exterior area, covered and gated, enough to fit 2 cars inside.

SECOND HOUSE:

This mostly renovated property of 96,15m² is found at the other end of the courtyard but also has access via the village road at the other side of the building.

It consists of a living/dining room, a kitchen area, two rooms and a bathroom with a shower. It has a very large traditional fireplace and also benefits of lovely beamed ceilings.

It is currently used as a storage space by the current owners but could be converted into a guest accommodation easily.

EXTERIOR:

The property is entirely walled, gated and fenced. There is access from the asphalted village road to the gated and covered parking area and there is another access to the side of the property which opens up into the colorful courtyard.

To the left of the entrance is a lovely covered BBQ area while on the right is the door to the boiler room.

Exterior steps lead up onto the well spaced balcony which also has access via the master bedroom on the top floor.

The top part of the courtyard is stone paved and is surrounded by numerous colorful flowers, shrubs and a lemon tree while a massive walnut tree in the middle of the courtyard provides plenty of shade – the perfect spot to sit in absolute privacy and enjoy the sun or shade.

The courtyard has a lower level which is kept green with a lovely lemon tree in the center, a covered area for wood storage and two paved paths on both sides leading to the second building.

There would be the possibility and the space to place a pool here.

THE AREA:

The small and traditional village of Kodopoula belongs to the municipality of Keramia, set at the foothills of the White Mountains. It is surrounded by numerous villages, each offering a different type of amenities, but one can definitely find nearby a restaurant, mini market and even a winery.

The more lively area of Nerokourou which is just 8km away, offers all kinds of amenities.

There are many lovely places to explore such as Therisso village and gorge, Drakona with its well known tavern or the magnificent mountains which are covered in snow during the winter.

FEATURES:

- Fully equipped kitchen
- Skylights in kitchen area
- White goods
- Central heating system/Boiler room
- Wired for future installation of telephone/Internet
- Immersion heater
- Floor to ceiling wardrobes in both bedrooms
- Beamed ceilings
- Extra storage space
- Stone built
- Fireplace and wood burner
- Wooden doors/frames/shutters
- Double glazed windows with fly screens
- Covered BBQ
- Covered and gated parking space
- Entirely walled/fenced/gated
- Fully furnished

