

# INTERESTING 2-BED RENOVATION PROJECT WITH PRIVATE GARDEN & MOUNTAIN VIEWS IN KYPARISSOS



**REF:  
YHOC-168**



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**PRICE:  
€180,000**

**HOUSE SIZE: 163,96m<sup>2</sup>**

**LAND SIZE: 498,35m<sup>2</sup>**

**Interesting 2-bedroom renovation project for sale in a very peaceful location with good sized gardens, enjoying rural and mountain views!**

**This property was built in two stages: the older part was built around 1930 while the newer part was built around 1970. The two parts combined, make an impressive 163,96m<sup>2</sup> property, all laid out on one level.**

### **INTERIOR:**

There are two entrances to enter the house, one is through the kitchen and one opens into a spacious hallway and then goes further into the property.

The kitchen is at the left side of the house and is the original kitchen. There is a marble sink and some wooden cupboards, as well as the traditional wood burning stove. A large door opens onto a covered area which is currently used as storage.

Behind the kitchen there is another storage room and further behind is a bathroom with a shower.

From the kitchen, another door leads into a spacious dining area which is very light and airy. To the side, a door opens into the main bedroom which is a very spacious room with three (3) double windows.

From the dining room area, another door opens into the hallway of the newer part, a hall way big enough to create an entrance hall or even another type of room.

From this hallway one door opens into the smaller bedroom and another door into a very large living room area which is currently used as storage space by the Greek family who own the property.

The entire house has brown mosaic floors.

### **EXTERIOR:**

The property is mostly walled yet has an opening for allowing entrance to cars for parking. There is a storage room at the far end of the house.

The land in front of the old part of the building is used as access and is a bit lower leveled than the rest of the land. A few steps lead to the houses entrances.

The upper part of the land is all fenced, landscaped and is very green and luscious. There are a few fruit trees planted here, such as lemon trees (2), mandarin trees (2), loquat tree and nectarine tree and there is also a grape vine providing some shade.

A pathway goes through the garden from the house and ends at a small gate which opens onto the main village road.

The east facing part of the house has cement paved sidewalk, enough to fit tables and chairs to sit while enjoying the garden and sun!

### **THE AREA:**

The property is located in a small district just outside the village of Kyparissos yet just a couple minutes driving away.

The lively village of Maleme which is just 4 km from the property, offers many types of amenities such as super market, pharmacy, restaurants, cafes, local transportation and many more and is a village which stays open all year round.

The beach of Maleme has a number of hotels, restaurants, cafes and beach bars which are open for the summer months.

For more amenities, the villages of Tavronitis, Gerani and Kolymbari are just a short drive away.

**The famous beach resort of Platanias with its sandy beaches, numerous shops as well as beach/sea activities is less than 10 minutes driving.**

**The property is in need of renovation works but has plenty of potential! One could either create one spacious villa or even two smaller houses.**

### **FEATURES:**

- Air conditioning unit in main bedroom
- White goods
- Wired for Telephone/Internet
- Partly furnished
- Fireplace
- Wooden frames and shutters
- Single glazed windows
- Mosaic floors
- Reserve water tank
- Parking space
- Private gardens planted with fruit trees
- Septic tank
- Storage space

