

# COZY 2-BED VILLAGE HOUSE WITH ROOF TERRACE IN THE HEART OF KEFALAS



**REF:**  
**YHOC-1048**



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**PRICE:**  
**€169,000**

**HOUSE SIZE: 75m<sup>2</sup>**

**LAND SIZE: 150m<sup>2</sup>**

**This lovely village home sits in the heart of the traditional village of Kefalas, only a short stroll from the village square and all its amenities.**

With 2 bedrooms, a roof terrace, parking and a small, paved garden area, this is a perfect low-maintenance holiday home in a peaceful location

This villa has fabulous panoramic views from the roof terrace across the surrounding villages to the White Mountains beyond.

## **INTERIOR**

The wooden front door gives access to the ground floor level.

Here one will find a large open plan living and dining area with a good sized fully fitted kitchen. This area also has a traditional wood burning stove

The kitchen has been recently fully re-fitted with all wooden doors and windows repainted throughout.

There is also plenty of extra storage space under the stairs.

An open tiled staircase leads to the first floor with additional storage above.

The top floor comprises two good sized double bedrooms and a fully tiled shower room which has also been recently refurbished.

From the master bedroom, patio doors lead out to an external balcony. From here, the spiral staircase leads up to the extensive roof terrace with its magnificent views of the surrounding area.

## **EXTERIOR**

The house is reached from a quite village lane.

The front terrace has a nice garden and outdoor seating and dining area.

The house has its own off road parking area and there is plenty of external storage space on one side in the purpose built shed and wood store.

## THE AREA

In the traditional village of Kefalas one can find grocery stores, cafeteria and tavernas.

The central village of the area, Vamos, is just an 8 minute drive away and has many amenities including a bank, health centre, shops and tavernas.

The sandy beaches and resorts of Kalives and Almyrida are approximately 15 minutes away by car.

**Located less than 200 meters from the village center square, the tavern and the mini markets, this lovely home is ready to move into and enjoy peaceful and relaxed holidays or longer visits.**

## FEATURES

- Solar panel
- Reserve water tank
- Immersion heater
- Wooden doors and windows
- Double glazing
- Roof terrace
- Furniture included
- Wood burning stove
- Storage room
- Piped for central heating
- Off road parking
- Fully fitted kitchen

