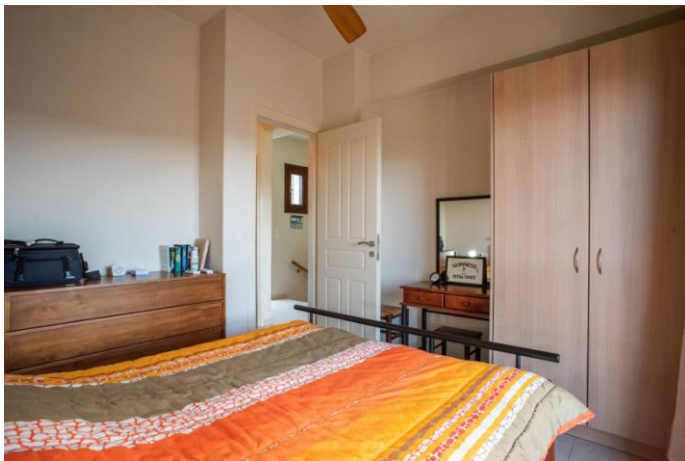


# GREAT 2-BED VILLA WITH PRIVATE POOL, ENJOYING SEA & MOUNTAIN VIEWS IN THE VILLAGE OF MODI



**REF:  
YHOC-159**



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**PRICE:  
€255,000**

**HOUSE SIZE: 80.54m<sup>2</sup>**

**LAND SIZE: 307m<sup>2</sup>**

**Lovely 2-bed villa with private swimming pool, unobstructed sea & mountain views, parking space and many more interesting features!**

**Located in the small and traditional village of Modi, the property is just a short drive away from restaurants, amenities, beaches and the national road!**

### **INTERIOR:**

The main entrance opens into an open living/dining room combined with the kitchen. Facing the door is the light coloured fully equipped L shaped kitchen, with stainless steel electrical appliances including a dishwasher, hob and oven, microwave and fridge/freezer.

To the right is the sitting area with a double patio door opening to the covered exterior veranda which is an extension of the living room. This would be the ideal place for outdoor living while enjoying the amazing sunset views from this terrace.

A wood burner keeps the area warm during the cold winter months and next to the stairs is the shower room provided with a large wall to wall shower.

Tiled steps lead to the top floor comprising 2 double bedrooms and a shower room. A door from the small hallway gives access to the east facing back terrace.

Both bedrooms enjoy unobstructed views towards the sea and the west, and have a balcony covered with a colourful flowering bougainvillea during the summer.

One bedroom is equipped with two single beds, a double wardrobe and a reversible air conditioning unit. The master bedroom has a double bed, a wardrobe, air conditioning and a ceiling fan.

The shower room has a shower and also houses the washing machine.

### **EXTERIOR:**

The entire plot is walled and secured with fences and railings. It is landscaped and terraced on 3 levels. The private parking is at the bottom part of the plot. From there a few steps lead to the pool and further to the main entrance of the house. The L shaped, tiled pool is 20.10m<sup>2</sup> with a depth of 1m70 at the deep end and 90cm at the shallow end.

There is a comfortable tiled area around the pool with sun beds and parasols,

enjoying unobstructed sea and sunset views. Under the pool (and next to the parking) is a spacious pool room that can also be used as storage room.

The large covered terrace facing west is provided with outdoor furniture while the east facing terrace at the back of the house is the perfect sitting place protected from the wind. It is entirely stone paved, has a big lemon tree and the solar panel and satellite dish are hidden behind a wooden fence.

### **THE AREA:**

The village of Modi is a traditional hilltop village found less than 5 minutes from the more known village of Gerani which offers many amenities all year round. There is a traditional taverna in Modi with excellent food!

The also well known villages of Maleme and Tavronitis are nearby while the famous tourist resort of Platanias is a few minutes away.

There are plenty of beaches in the area to choose from, according to one's preference: sandy, pebbly, rocky, peaceful, loud or other!

**This cozy villa is ideal as a permanent residence or as a holiday home with good rental potential!!**

### **FEATURES:**

- Solar panel
- Air conditioning units in both bedrooms
- Fully equipped kitchen
- White goods including dishwasher
- Piped for future installation of central heating
- Internet by Wi-Fi dish (Sky telecom)
- Immersion heater
- Satellite TV
- Wardrobes
- Ceiling fan in master bedroom
- Extra storage space (inside pool room)
- Wood burner
- Wooden doors/frames/shutters
- Double glazed windows with fly screens
- Mobile BBQ
- Plenty of parking space
- Landscaped gardens with watering system
- Fully walled and fenced
- Fully furnished

