

SPACIOUS 4-BED VILLAGE HOUSE WITH MOUNTAIN VIEWS IN SELIA



**REF:
CCI-012**



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**PRICE:
€375,000**

HOUSE SIZE: 172m²

LAND SIZE: 774m²

This extensive Villa, built in 1988 and renovated and refurbished in 2005, is set on the edge of the traditional and friendly village of Sellia, overlooking the unique Apokoronas Forest.

The property has two floors, containing four bedrooms, two bathrooms and two open multi-purpose living spaces which offer a spacious and tasteful retirement or living base, with ample room for extended family get-togethers or where friends can visit or holiday in comfort.

Alternatively, the property could be configured as a luxurious 'home-working' or 'IT- business' facility with dedicated office spaces and the benefit of an existing basement which offers an open garage or working area, with a large enclosed area suitable for a workshop or secure storage.

To be noted, the property has a proven rental history.

By temporarily sealing off the internal staircase it is possible to create two independent apartments and achieve a substantial summer or a longer-term rental income. The materials for this conversion have been retained and their installation is simple. Separate heating and electricity consumption can also be metered for this purpose.

INTERIOR

You enter directly into the spacious open plan living area, the comfortable lounge area has a log burning stove for cozy winter nights, the raised dining area is separated by 2 open feature arches to the side of the fully fitted handmade wood kitchen. A patio door opens to a balcony.

The wrought iron staircase is closed off for privacy from the upper floor.

Via a small arched hallway are the two bedrooms.

The master bedroom has fitted wardrobes, double bed and patio doors to the balcony.

The second bedroom is currently used as an office/study. The bathroom is clean and bright with light tiles and fitted with bathtub and with a separate walk-in shower cubicle.

On the top floor you find an attractive open-living area surmounted by a vaulted wooden-beamed ceiling. This spacious enclosed area is illuminated by glass patio doors that give out onto a large stone balcony. The inside leisure area is furnished with two leather sofas, two modern

Italian glass-and-metal tables and a rotating glass drinks trolley. The next area provides viewing of the wall mounted (42") TV.

EXTERIOR

The apartment has a side and rear balcony enjoying countryside views. The large covered balcony from the lounge has tables and chairs for dining al fresco and enjoying the sunsets over the mountain. Tenants have use of the gardens and in particular the patio garden area directly below the lounge balcony which also has an outdoor dining area and gas barbeque. The apartment forms the ground floor of a detached villa that is completely enclosed with walls and fences, mature gardens and off-road parking.

THE AREA

This beautiful home is situated only a few minutes' drive from the traditional village of Kefalas where you can find grocery stores, cafeteria and tavernas. The central village of the area, Vamos, is just a 10-minute drive away and has many amenities including a bank, health centre, shops and tavernas. The sandy beaches and resorts of Kalives and Almerida are approximately 15 minutes away by car.

FEATURES

- Air Conditioning
- Furnished
- Off-Road Parking Area
- Solar Panel
- Wooden Windows and Doors
- Basement 80 m2
- Independent oil heating
- Under floor heating
- Air conditions
- 4 parking spots
- Garden
- Balconies

