

# MODERN 3-BED SINGLE LEVEL VILLA WITH LARGE BASEMENT AND ROOM FOR A POOL NEAR KALYVES



**REF:  
YHOC-1026**



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**PRICE:  
€680,000**

**HOUSE SIZE: 180m<sup>2</sup>**

**LAND SIZE: 2,050m<sup>2</sup>**

**Modern and very well kept 3-bed single level villa with very large basement, landscaped gardens including an olive grove and stunning views of the entire White Mountain range!**

**Laying amidst olive groves in a very private and secluded setting, the property is less than 1km drive to super market, restaurants, cafes and the lovely sandy beaches of Kalami and Kalyves!**

### **INTERIOR:**

The main entrance is a few steps up from the parking area and is entirely covered and protected. The main door opens into a very spacious kitchen/living/dining area. The living room and dining area are on a split level, just two steps lower than the kitchen.

The "Π" shaped kitchen is fully equipped and fitted with stainless steel electric appliances. The lower cupboards are a dark colored wood while the upper ones are glossy red. The splash back in the kitchen is also red to match the cupboards. There is room for a table and chairs and beside the kitchen is a door leading onto the covered balcony.

Two steps down are the living room area on the right hand side and the dining area on the left hand side. Two sets of patio doors open onto the covered balcony which overlooks the landscaped gardens, the olive groves and the full White Mountain range!

From the main entrance to the right is a hallway leading to three (3) double bedrooms, two (2) bathrooms and also a storage room giving access to the basement level.

All 3 bedrooms are spacious, light and airy and have floor to ceiling wardrobes, as well as patio doors opening onto balconies. Two of the three bedrooms have reversible air-conditioning units.

The bathrooms are both very modern and well equipped, one with brown and black cupboards and tiles and a full length bathtub, and

the other with red tiling and half a tub. The larger bathroom also houses the washing machine and includes a heated towel rail.

There is a garage/basement of 160m<sup>2</sup> with plenty of room for numerous cars, storage and also houses the water tank and gas tank for the central heating.

## **EXTERIOR:**

The asphalt road which leads down to the property is a dead end road, ensuring the peace surrounding the house.

The entire property is walled, fenced and gated. An electric gate opens into the property's land. The area in front of the entrance is all paved and there is ample space for numerous cars.

The paved area continues, leading into the garage/basement area.

The part of the plot on which the house is built, is entirely landscaped with a lawn surrounding the house and planted with a few trees, bushes and shrubs. The other part of the plot is kept as it is, planted with olive trees and a few fruit trees.

The magnificent White Mountains are visible from anywhere in the plot. There is more than enough room to build a pool.

## **THE AREA:**

Nestled in the privacy of the olive groves, the property is just 1km from the super market of Kalyves as well as from tavernas, cafes and the sandy beach of Kalami which has numerous cantinas and restaurants open during summer time.

The lively small town of Kalyves offers all kind of amenities such as post office, schools, doctor, police station and numerous shops/cafes/restaurants and is open all year round. There is also a small port and beach.

**Within just 170m from the house is the known location of Koumos, a multipurpose area which includes a museum as well as a restaurant and cocktail bar!**

**Private yet near to everyday necessities, the property is ideal for year round living or could be used as a holiday home with great rental potential!**

## **FEATURES:**

- Solar panel
- Air conditioning units throughout
- Fully equipped and fitted kitchen
- White goods
- Central heating (gas)
- Internet connection
- Immersion heater
- Floor to ceiling wardrobes
- Furniture included
- Basement of 160m<sup>2</sup>
- Brown aluminium doors & shutters
- Double glazed windows with fly screens
- BBQ
- Reserve water tank
- Alarm system
- Ample parking
- Garage
- Landscaped gardens with irrigation system
- Entirely walled, fenced and gated

