

# COZY 2-BED SINGLE LEVEL FULLY RENOVATED VILLAGE HOUSE WITH MOUNTAIN VIEWS IN KYPARISSOS



**REF:  
YHOC-202**



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**PRICE:  
€220,000**

**HOUSE SIZE: 108m<sup>2</sup>**

**LAND SIZE: 182m<sup>2</sup>**

**Recently renovated 2-bed single level village house with a spacious terrace covered by a vine!**

The property is a lock-and-leave property, with no garden maintenance. It was built in 2011 and was almost entirely renovated in 2024, including the addition of thermal insulation on the external walls. The seller has planned to paint it and add railings at the south balcony in order to complete the renovation.

**INTERIOR**

The main entrance opens into a very spacious living/dining/kitchen area, with a sloped beamed ceiling throughout this space. The living room is equipped with a stone built fireplace and has newly installed gray aluminum frames, giving plenty of light to the room! From the dining area a door opens onto the smaller south facing balcony. Next to the fireplace, a door opens into the good-sized storage room.

To the right of the main entrance is the master bedroom which is equipped with floor to ceiling fitted wardrobes, has patio doors opening onto the covered veranda, as well as a fully tiled en-suite bathroom with a wall to wall shower!

The kitchen is fully equipped with plenty of cupboards, a large sink, a fitted stainless steel oven and extractor, and a free standing fridge. A partition wall separates half of the kitchen area from the living space giving some kind of privacy, and also created a hallway effect to the left of the kitchen, which leads to the guest bedroom and the shared bathroom.

The bathroom is fully tiled and equipped with a corner shower and a glass panel on the one side. The sink is sitting on a granite top and there is a radiator in the room for heating.

Passed the bathroom is the guest bedroom with large floor to ceiling fitted wardrobes and patio doors opening onto a small balcony which is on the village road and faces the south. Railings will be placed by the seller on this balcony which is included in the price.

**EXTERIOR**

The property is located on the main village road and is raised a few steps. Stone cladding has been placed externally on the lower part of the

building. The steps lead up onto the spacious veranda which is nicely covered by a very large vine, providing shade to the entire area.

A stone built BBQ is at the edge of the veranda with a sink next to it and a gas kitchenette, the ideal space to have friends over for a meal, while enjoying the views of the White Mountains from the shady veranda!

## THE AREA

The property is located in the heart of a small hillside residential area of Kyparissos, facing the south. It is a very quiet and peaceful village and yet just a short drive to Maleme and its numerous amenities and beach!

Maleme is 4km away and has a super market, pharmacy, cafes, mini markets, restaurants and beach bars, some of which stay open during the winter.

**The larger villages of Tavronitis and Kolymbari which offer all types of amenities are a short drive away. Kolymbari also has a local market every Friday morning, as well as post office, doctor's offices, cafes, hotels, beach and many more!**

## FEATURES:

- Solar panel
- Large air conditioning unit in living room
- Fully equipped kitchen
- White goods
- Central heating
- Fireplace
- Internet connection (Cosmote)
- Electric water heating
- Floor to ceiling built-in wardrobes
- Beamed ceilings
- Storage room
- Gray aluminum doors and frames
- Shutters on south facing bedroom
- Double glazed windows with fly screens
- Stone built BBQ with sink and gas kitchenette
- Watering system
- External taps
- Fully furnished

