

# ATTRACTIVE RENOVATED 2-BED STONE HOUSE IN LIMNES/AGIOS NIKOLAOS



**REF:  
CRA-010**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICE:  
€130,000**

## **HOUSE SIZE: 90m<sup>2</sup>**

**Attractive renovated stone house in the village of Limnes.**

**An attractive renovated old stone house located in the traditional village of Limnes, East Crete.**

The property has charming features including exposed stonework, stone arch and a fireplace.

There is an AC/warm air unit in the main bedroom and plumbing is in place for the installation of central heating by a new owner.

### **The accommodation comprises:**

Large open plan living room/dining room and fitted kitchen.  
Small bedroom/office/study area with wooden steps to the 1st floor.

Shower room with walk-in shower, wash basin and WC.  
Recessed storage area to the rear of the shower room.

On the **upper** level:

Main bedroom with wooden vaulted ceiling and wooden floor.  
Doors to terrace with village and mountain views.

Water and electricity supplies are connected.

Road access and parking are close by.

Certification of energy is under issuance.

### **THE AREA**

Limnes is a popular traditional Cretan village close to the National road, approx 4kms from the bustling town of Neapolis and within 10kms of the cosmopolitan resort town of Agios Nikolaos.

Located in the basin of the Limnes valley, it has the advantage of being flat with easy access.

There are several small shops, tavernas and kafeneons in the village. Attractive local beaches are within a 10 minute drive whilst the international airport at Heraklion is within a 40 minute drive.

**Please note that all measurements and distances are approximate and intended as a guide only.**

**The advertised property price does not include buyer real estate agent fee, buyer legal and administrative costs or purchase tax.**

## FEATURES

- Terrace
- Central heating
- A/C units
- Fireplace
- Mountain view
- Within 1 hour drive of airport

