

# LOVELY 4-BED VILLA WITH SHARED POOL AND COUNTRYSIDE VIEWS IN PLAKA



**REF:  
CCI-002**



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

**PRICE:  
€460,000**

**HOUSE SIZE: 153m<sup>2</sup>**

**LAND SIZE: 1,060m<sup>2</sup> (SHARED)**

**Detached villa designed as two apartments, with sea and mountain views, nicely landscaped gardens and shared pool, within walking distance to Plaka Square.**

## **INTERIOR**

The property consists of: top floor house 71m<sup>2</sup> with 2 bedrooms and 2 bathrooms, lower floor house 82m<sup>2</sup> with 2 bedrooms and 1 bathroom.

It is part of a small and cozy complex, sharing a 44m<sup>2</sup> swimming pool.

**1<sup>st</sup> Floor:** enjoying beautiful views of the sea and mountain, this is the main residence of the owners. Enter into the open plan living area with fitted kitchen and dining area to the right. To the left is the lounge, with patio doors opening onto the large covered terrace, ideal for further dining space.

A small hallway leads to two double bedrooms and a family bathroom.

**Ground Floor:** with a separate entrance, you enter into the spacious open plan lounge area; the fitted kitchen is set to the right of the entrance.

The dining area is on the side of the kitchen and off a small hallway are 2 double bedrooms and a family bathroom.

## **EXTERIOR**

There is a paved gated driveway to the house with a covered parking area. To the right is a landscaped garden with trees and bushes with a useful storage shed, and further to the side is a terraced area with covered dining/seating area overlooking the pool. The garden has been beautifully landscaped and won an award for best rock garden! The large pool is shared with 3 other houses.

If you are looking for a property to both live in and make a rental income, perhaps have a separate studio or workshop or just to have extra comfortable guest accommodation, this is ready to go.

## THE AREA

This lovely villa with rental potential is situated in the bustling Plaka village.

It is a short walk to the village square (down the hill) and it's tavernas, cafes and shops and a very short drive to the Blue Flag Almyrida beach!

The famous beach resort of Almerida is a short drive away and has plenty of amenities to offer as well as numerous restaurants, bars and water sports.

**This house is perfect for people in search for a holiday home and can also be rented out in the summer time providing a steady income.**

## FEATURES

- Air Conditioning
- Aluminium Doors & Windows
- Electric Appliances
- Courtyard
- Landscaped Garden
- Fly Screens
- Off-Road Parking Area
- Roof Terrace
- Solar Panel Installation
- Storage Shed
- Telephone Installation
- WiFi Internet
- Double car parking

