

COMFORTABLE 2-BED VILLA WITH A SHARED POOL AND STUNNING MOUNTAIN VIEWS IN POLEMARHI



**REF:
YHOC-188**



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**PRICE:
€265,000**

HOUSE SIZE: 73m²

LAND SIZE: 180.67m²

A cozy and comfortable 2-bed villa with stunning mountain views, set in a peaceful development of just 4 houses with a shared swimming pool, within the village of Polemarhi!

This detached property is extremely well taken care of and has great prospective as a holiday home with rental potential or as a year round residence, as it is very near the lively villages of Tavronitis and Kolymbari with all their amenities.

INTERIOR:

The main entrance opens directly into the living room area which is light and airy and has patio doors opening onto a covered terrace. Passed the living room is the fully equipped kitchen which also accommodates the washing machine. From the kitchen a door opens onto the same covered terrace. There is also a WC on this level.

A tiled staircase with a wooden banister leads to the upper floor which consists of 2 bedrooms and a full bathroom. The spacious family bathroom is fully tiled and is equipped with a wall to wall shower with glass bricks and a heated towel rail.

The guest bedroom is equipped with two single beds and a wardrobe, while the master bedroom has a double bed, wardrobes and patio doors opening onto a small private balcony with incredible mountain and countryside views.

EXTERIOR:

The land is entirely walled and fenced, and the property has its own private concreted parking space at the back of the house.

The property has exclusivity on some land, which is mostly graveled and kept low maintenance. There is a lemon tree, an orange tree and two palm trees in the garden. Some private storage space houses the reserve water tank and the boiler.

There is plenty of room on the private land to have an exterior lounge set as well as sun beds!

A small gate opens onto a tiled path with stairs which lead to the upper terrace where the 40m² shared pool is found. The pool enjoys full views of the White Mountains and has plenty of sun terraces surrounding it.

THE AREA:

The property is found at the very beginning of the village. Polemarhi is a peaceful and traditional Greek village, facing East, just above the well known village of Tavronitis which provides all types of amenities such as super market, pharmacy, restaurants, cafes, pastry shop, mini markets and many more. Tavronitis also has a highway exit/entrance.

Within just 80m from the property is a traditional cafeneon, which also provides some very basic every day grocery.

The beach of Tavronitis is long and narrow and reaches all the way to Kolymbari. It is less busy than the sandy beaches of the famous beach resort of Platanias which is also just a short drive away.

The lively villages of Kolymbari, Maleme, Platanias and Agia Marina are all within easy drive.

A truly lovely property, in a great location with great views! Do not miss it!

FEATURES:

- Solar panel
- Air conditioning units in bedrooms
- Fully equipped kitchen
- White Goods
- Oil fired central heating/boiler room
- Satellite Internet
- Wardrobes
- Interior furniture included
- Extra storage space
- White aluminum doors & shutters
- Double glazed windows with fly screens
- Reserve water tank
- Private off-road parking
- Landscaped gardens
- Walled/fenced plot
- Wind screens on covered terrace
- Heated towel rails