

3-BEDROOM HOUSE. KEFALONIA, GREECE. 320,000 EUROS (WITH CONTENTS).

Forbes Magazine described the Island of Kefalonia as the 4th best place in the world to live. It has a long cultural history, and is mentioned by Homer in his epic poems, the



Iliad and the *Odyssey*. It is appropriately called the 'Jewel in the Ionian', and residents of the island experience more than 300 days of sunshine each year. Karavomylos is a beautiful village on the eastern side of the island that looks out over the Bay of Sami towards Ithaca where, for most of the year, the sea is a brilliant ultramarine blue.

Karavomylos is surrounded by picturesque countryside, with many neighbouring hamlets. It is, quite literally, a walkers' paradise. From here it is possible to walk or cycle around the edge of the bay to the town of Sami, the island's main port, which is less than 2 km away. Ferries from Sami leave for the island of Ithaca and for the mainland on a daily basis. In the summer months these are supplemented with ferries from Italy. The main city of Argostoli is only 26 km by car, bus, or taxi, and the airport only 33 km distant, from where there are regular flights to Athens. Here, international flights from many European cities arrive every summer. There is also a network of ferries that serve some of the other Ionian Islands.

THE PROPERTY

For sale in this exquisite location is a large 124 m² (1,334 ft²) house that has been built over two floors. It was purposely designed in the Old Kefalonian style, with French/Venetian shutters to all windows, and a central balcony at the front and at the rear. Completed in 2010, the property is located one street back from the coast road, facing the sea, and in a peaceful position at the edge of the village. The outlook from the rear is towards the mountains and the uniquely beautiful Lake of Melisanni. From the front bedrooms



and balcony there is a 180 degree panoramic view of Sami Bay. There is a concrete drive to the side of the property with a car port at the end for parking a vehicle under cover. It is possible to park a total of four cars on the drive, if required.



ACCOMMODATION

The property has three large bedrooms on the first floor, each one having access onto one of the balconies for that early morning coffee perhaps, or to watch the ferries coming into or leaving the port of Sami. There is open-planned accommodation on the ground floor comprising kitchen, lounge and dining areas. The kitchen faces the front of the property and is quite large, with an extensive range of floor and wall cupboards, and almost 8 metres of working surface. The lounge and dining areas are exceptional inasmuch as they are double aspect and are bright, spacious and airy. The design is further enhanced by two sets of double French doors that lead onto the rear terrace. There is also a first-floor bathroom, with separate bath and shower, and a ground floor utility room with toilet and washbasin.



DOORS AND WINDOWS

All doors and windows are double glazed, and are fitted with fly screens. Equally, all doors and windows are fitted with aluminium shutters for shading in the hot weather. The shutters also provide additional security when the property is empty.

STORAGE FACILITIES:

There is a built-in storage room under the stairs that is capable of storing most electrical appliances, ironing board, boxes, shoes, overcoats, and other household things. On the landing on the first floor is a built-in floor-to-ceiling cupboard that is capable of holding a vast amount of linen, and other various items like boxes and suitcases etc. Outside there is a purpose-made storage facility for wood for the wood-burning stove. Finally, a steel 'ships container' in the corner of the back garden serves as a workshop, and a

very secure storage facility for all garden furniture, tools and equipment, as well as bicycles and motorcycles etc. This container holds the oil-fired central heating boiler, whilst solar panel and oil storage are on the top.

GARDENS AND TERRACES

There are gardens at the front and the rear of the property. They are both level and are easily maintained. They contain numerous shrubs and trees, including Winter Jasmine, Acacia, Pyracantha, Forsythia, Lilac, Camellia, and Crepe Myrtle. The front of the house receives the sun in the morning, and the rear receives it in the afternoon. Consequently, there are terraces in the front and the rear, allowing the choice of sun or shade according to preference. The front terrace is 4 metres wide by almost 3.5 metres deep. The rear terrace is much larger; at 4 metres wide by more than 8 metres long it is a superb spot for family get-togethers and parties. In the summer the bedrooms in the front can be shaded by using the large sun awnings installed for the purpose.



HEATING AND AIR CONDITIONING:

'Whole house' heating is provided by an oil fired boiler, and there are radiators in all rooms. There is an integrated wood burning stove in the lounge area. In addition, there is a 'Gree' Inverter Unit that supplies air conditioning and heating to the whole of the ground floor. There is a further unit in the guest bedroom that also supplies air conditioning and heating.

COOKING:

A double electric oven is fitted in the kitchen, together with a gas 4-burner hob. The gas supply is bottled gas. There is also a microwave oven.

HOT WATER:

There is an external 'solar panel' hot water system connected to the property. This supplies constant hot water even through the winter months, saving large amounts of energy for the owner. It can be supplemented via the oil-fired boiler, and also an electrical immersion heater if needed.

SERVICES:

The property is connected to mains electricity, a mains water supply, and mains sewerage. Telephone and broadband is also connected.

DIMENSIONS

HOUSE: 124 square metres (1,334 square feet). Further building development is possible on this plot (subject to Planning rules and regulations) of about 120 square metres.

Lounge/Dining Room: 7 m x 5.2 m (23 ft. x 17 ft.)

Kitchen: 2.98 m x 2.86 m (9 ft. 9 in. x 9 ft. 5 in.)

Bedroom 1: 4 m x 3.9 m (13 ft. 2 in. x 12 ft. 10 in.)

Bedroom 2: 3.9 m x 2.92 m (12 ft. 10 in. x 9 ft. 7 in.)

Bedroom 3: 3.63 m x 3.02 m (11 ft. 11 in. x 9 ft. 11 in.)

Bathroom: 2.7 m x 2.54 m (8 ft. 10 in. x 8 ft. 4 in.)

Utility Room: 2.28 m x 1.65 m (7 ft. 6 in. x 5 ft. 5 in.)

Front Balcony: 3.57 m x 1.38 m (11 ft. 9 in. x 4 ft. 6 in.)

Rear Balcony: 3.1 m x 1.3 m (10 ft. 2 in. x 4 ft. 3 in.)

HOUSE CONTENTS

The vast majority of the house contents are included in the selling price.

Items being left 'in situ' include: All curtains and curtain rails; All exterior wall lights; Two large sun awnings front; Double electric oven in kitchen; Gas hob in kitchen; Refrigerator and freezer in kitchen. The remaining contents have been itemised and included in an inventory; available in pdf format to a prospective purchaser.

INFORMATION ABOUT THE GREEK 'GOLDEN VISA'

Individuals who wish to buy property and live in Greece should acquaint themselves with the 'Golden Visa' rules. Currently, it is necessary to purchase a property in excess of 250,000 Euros. It is understood, however, that this minimum level of expenditure will be increased to 500,000 Euros in the very near future. Now may be the best time to buy.