

LOVELY 4-BED DETACHED BUNGALOW WITH DIRECT SEA ACCESS AND ADDITIONAL BUILDING ALLOWANCE IN KYPSELI



**REF:
ZSM-006**



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**PRICE:
€1,100,000**

HOUSE SIZE: 203m²

LAND SIZE: 1,000m²

A rare find! This property has its private sea access in an area which still reminds the good old times of Zante.

This house was originally built for the owner's family and therefore generous in lay out with high ceilings and the best building materials.

It has been well looked after over the years and might be a bit out of date but still in perfect condition.

The property is 203m² on a 1,000m² plot, within the village plans, you are allowed to build an additional 200m² on the land.

INTERIOR

The **first floor** consists of 3 generous size bedrooms with built in wardrobes, 2 bathrooms, big living room area with open fire and kitchen area, plus 2 storage rooms. The living room/kitchen area gives out to a covered big veranda, where you get to enjoy the sea breeze and just gaze out at the blue of the Ionian Sea.

Semi-ground floor: a small apartment which offers: 1 bedroom, 1 bathroom, kitchen plus a big storage room. The ceiling is lower but this small apartment is cool in the summer and warm in the winter and you come out on the ground level where you have a splendid spot in the shade of the old Araucaria tree.

EXTERIOR

The 1,000m² plot is within village limits of Kypseli and you can build an additional 200m² and a pool of course.

The property has direct access from the quiet village, enough space for the car parking and land in the back to have a big vegetable garden or make a play area, whatever is your dream.

In front of the house towards the blue of the Ionian Sea, there is a lovely garden with old trees and flowers, planted with much

love over the years by the owner. A pergola with a marble table and stone seats plus barbecue facilities make a summer night complete.

The high light of course is descending the stone steps from the house level directly into the sea with stone and sand. This is the perfect spot to start each day with a swim.

THE AREA

Kypseli is a place where one can still bear witness to the local traditional way of life.

It is ideal for couples, families and groups of friends, who desire to experience a relaxing atmosphere in pleasant surroundings.

To the left and right you will find small beaches with view people, its traditional tavernas, local minimarkets and coffee shops where the local meet to learn the latest island news!

The daily life in this part of the island still has a slower pace and that is what it makes it so special.

Local farmers sell their seasonal products directly in the village.

FEATURES

- Fireplace
- Additional 200m2 building allowance
- AC
- Central heating
- Private parking
- Gardens
- Outdoor shower
- Outdoor dining area
- Pergola
- Barbeque
- Aluminum windows with fly screens
- Beamed ceilings
- Additional 200m2 building allowance

