

LOVELY 2-BED VILLA WITH RETAIL UNIT, SPACIOUS GARDEN MINUTES AWAY FROM THE BEACH IN KALYVES



REF:
CCI-045



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PRICE:
€350,000

HOUSE SIZE: 132,10m²

LAND SIZE: 250m²

This is a 2 bedroom/3 bathroom house with spacious garden + retail unit, just a few minutes walk from the sandy Kalyves beach.

INTERIOR

Ground Floor

The front door opens into a very spacious open plan living area. To the left is the lounge. To the right is the dining space. To the side is the large fitted kitchen with separate pantry room. Opposite the front door is a guest bathroom **plus storage** under the stairs which lead up to the first floor.

First Floor

From the stairs you reach the hallway which acts as a dressing room or office space. Both double bedroom are situated either side. The bedroom on the right has patio doors to a covered front balcony leading round the large open balcony with distant sea and mountain views. On the left this bedroom has its own smaller balcony overlooking the garden. Both bedrooms have en suite shower rooms.

EXTERIOR

There is a large store room, plus a toilet and yet further storage housing, the central heating equipment.

Garden: a hidden oasis, the garden has been beautifully planted with trees, shrubs, herbs and flowers in beds and impressive pots to create a delightful outside dining/entertainment area. The covered bar area is just perfect to be further developed for an outdoor kitchen. There is room for a small plunge pool or jacuzzi, and outdoor kitchen.

Shop: In addition to the house and garden, there is a ground floor shop currently leased as a gift shop. It is separate from the house but it can be easily accessed from the garden.

THE AREA

In the very heart of Kalyves village this is a surprise of a property – such a large house and big plot in this location is very rare. Across the road you are at the beach. Along the high street you have every amenity within a few minutes walk.

The current owners have created a colourful, quirky home full of character and charm, having renovated it, in the 1980s.

With generously proportioned rooms and the addition of a large garden and balconies, this house has the potential, with upgrades, to be a comfortable family home or a rental investment property one road away from beach front.

FEATURES

- Central Heating
- Ceiling fans
- Courtyard
- Covered verandas
- Fitted wardrobes
- Landscaped garden
- Solar panel
- Room for pool
- Wooden frames
- Storage shed
- Marble split floor
- Solar panel
- Potential to create a villa
- Existing income from the shop

