

AMAZING 2-BED STONE-BUILT SINGLE STOREY VILLA WITH STUNNING VIEWS AND PRIVATE POOL IN KAMBIA



**REF:
YHOC-241**



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**PRICE:
€449,000**

HOUSE SIZE: 95m²

LAND SIZE: 4,400m²

Beautiful 2-bed stone-built single storey villa for sale with stunning views, lush gardens and private pool all set in a peaceful environment.

Set within the boundaries of the village of Kambia near Plaka, the property is within a very short distance from shops, amenities, restaurants and beach!

INTERIOR

Built in 2006, all on one floor, the layout is practical and functional. The main entrance opens into an open living/dining/kitchen area. On the right-hand side is a U-shaped cream-colored kitchen, fully equipped including a double sink and a dishwasher. The kitchen was completely renovated and modernized a few years ago. A beautiful stone arch separates the kitchen/dining area from the living area. The windows and patio door guarantee a constant flow of light throughout the house, and a stone corner fireplace /wood burner has been installed for the colder winter evenings.

To the left are 2 bedrooms and a shower room in the middle. The master bedroom is provided with an en-suite shower room equipped with a wall-to-wall walk-in shower with a glass panel, a free-standing wardrobe, a cozy sitting corner and a patio door leading outside. The walls are built of massive local stone and are 50 cm thick. They keep the house cool during the hot summer months, warm in winter and don't need painting. They perfectly blend in with the rocky nature of the surroundings.

There are wooden beamed ceilings all over the property, as well as reversible air-conditioning units and 3 ceiling fans. The house is fully equipped and is in immaculate state, ready to move in. The boiler has been serviced recently as well as the air conditioning units. There are 2 additional day beds available which means the villa can sleep 6 people. There are also a portable snooker and a tennis table.

Patio doors in the living area and the master bedroom give access to comfortable covered pergolas and spacious verandas offering breathtaking open views towards the White Mountains and a corner of the sea view. These are perfect spots to watch the amazing sunsets, enjoy a glass of wine and al fresco dining.

EXTERIOR

There are an off-road parking area and driveway to a covered car port. Metal gates open into the garden. A large concrete access leads from the entrance gate to the garden. The main entrance is protected by a pergola covered with a colorful bougainvillea.

The large west-facing covered terrace is provided with roller blinds and is perfectly equipped for outdoor living including furniture. The views from here are overwhelming.

The master bedroom gives access to a comfortable covered area sitting six people, and yet another sitting area can be found behind the house, equally well equipped with outdoor furniture and covered with big bougainvillea.

All the areas around the house are on one level and secured with banisters.

Tiled steps lead from the pergola to the bottom of the plot with two storage rooms. One is currently used to store garden tools and the second one houses the washing machine and an additional fridge and a freezer.

Stone steps secured by a banister lead to the 38m² pool which also has a child section. The pool is tiled and there are steps into the pool as well as a ladder. There is a pretty corner with the outdoor shower and plenty of space for umbrellas and lounges. A few steps down lead to a small area with the ping pong table and a swing.

The landscaped garden is equipped with an automatic watering system and is entirely fenced / walled. There are various fruit trees and an endless choice of small paths and sitting corners all over the garden, adapted to the different seasons and time of the day, for you to enjoy the beauty of the surroundings.

Everything is extremely well maintained and taken care of. The land consists of 2 separate plots sold together. The plot beneath the villa is a building plot with 2 building permits on it, valid until 2028. This is included in the price.

THE AREA

This attractive villa is conveniently located a 5 minutes' drive from the lively village of Plaka and all the amenities the village has to offer, such as numerous restaurants open all year round, two mini markets, tool shop, hairdresser and many more.

The famous beach resort of Almerida is only a few minutes' drive from Plaka and has plenty of amenities to offer as well as numerous restaurants, bars and water sports.

This is an opportunity to buy a finished, ready to move in villa in a great location.

An ideal property for a peaceful holiday getaway or to enjoy as a full-time home - and only a few minutes' drive to the beach!

This house ticks many boxes. Don't miss it!!!

FEATURES

- Wooden shutters and window frames
- Double glazed windows and patio doors
- Fully equipped kitchen
- Ceiling fans
- Wardrobes
- Wood burner/fireplace
- Beamed ceilings
- Air conditioning all over
- Solar panel
- Reserve water tank
- Private 38m² pool
- Oil powered central heating / Boiler room
- Extra storage rooms
- Walled and fenced plot
- Spacious parking
- Automatic watering system
- Internet connection
- Immersion heater
- Fully furnished
- Additional building plot with 2 building permits

