

# SPACIOUS 3-BED SINGLE LEVEL PROPERTY WITH BASEMENT AND GREAT VIEWS IN GERANI



**REF:  
YHOC-176**



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**PRICE:  
€299,000**

**HOUSE SIZE: 119m<sup>2</sup>**

**LAND SIZE: 592m<sup>2</sup>**

**Spacious and well laid out 3-bed single level property with large basement and extra building allowance, in the popular village of upper Gerani!**

The property offers unobstructed sea and mountain views, and is within walking distance from the village square where a mini market and a local tavern are found.

### **INTERIOR:**

Access to the main entrance is either via an external staircase with marble steps, either an internal staircase coming from the basement area. A roller blind gives extra security to the main entrance.

The main door opens into the light and airy open plan kitchen/living room. The kitchen is "U" shaped and is equipped with plenty of white colored kitchen cupboards and a green marble counter top. A door from the kitchen opens onto the covered balcony. Patio doors in the living room also open onto this large balcony, which enjoys magnificent views of the sea, the village, the White Mountains and the surrounding countryside. The perfect spot to lounge!

An arched hallway leads to the full bathroom and 3 double bedrooms, one of which has an en-suite bathroom. The full bathroom is fully equipped, entirely tiled and features a shower and a tub.

All bedrooms are very spacious and bright, have built-in floor to ceiling wardrobes, patio doors opening onto private balconies, either to the south, west or north of the house, each enjoying a different view. The master bedroom has an en-suite bathroom with a shower.

An internal staircase with marble steps leads either down to a 129m<sup>2</sup> basement with large garage doors opening onto the garden, either up to the massive roof terrace! From here one can enjoy 360 degree mesmerizing unobstructed views!!

### **EXTERIOR:**

A tarmac road gives access to the property which has a concrete entrance surrounding part of the house, in order to allow the car to enter the garage.

A walled wrap around garden is planted with two splendid pine trees, two palm trees and a couple of fruit trees! There is enough room in the front of the house to add either a small pool or an above ground pool.

There is an external shower for a quick cool off on hot summer days!

### **THE AREA:**

The property is located within the village boundaries of Gerani and is just a short walk from a local mini market and a typical taverna near the village square.

The village of Gerani consists of upper and lower Gerani. Upper Gerani where the house is located is more traditional and peaceful while lower Gerani is 900m down on the main road and offers many types of amenities such as 2 mini markets, butcher, bakery, pharmacy, gas station, book shop, restaurants, hairdresser and many more!

There is also a pebbled beach which is quiet and peaceful. For more hustle and bustle, the lively beach resort of Platanias is only a few minutes driving away.

**The property offers extra building allowance, giving the opportunity to any new owner to build an extra floor or a separate house on the existing roof terrace!**

### **FEATURES:**

- Solar panel
- Three external taps
- White goods
- Built-in floor-to-ceiling wardrobes
- Fully furnished
- Reserve water tank
- Central heating/boiler house
- Telephone line
- Large covered terrace & four smaller balconies
- External shower in garden
- Security shutter at main entrance
- 129m<sup>2</sup> basement/garage/storage
- Wooden doors and windows
- Fly screens in bedrooms

