COLORFUL 2-BED BUNGALOW WITH PRIVATE POOL & LARGE ROOF TERRACE IN KAMISIANA

PRICED AT: €169,000

REF: KAMISIANA ERATO
**HOUSE SIZE: 67.25m²  PLOT SIZE: 326.80m²**

Stunning 2-bed detached single level villa with a private pool, magnificent landscaped gardens and a spacious roof terrace with sea and sunset views!

This cozy and colorful property was built in 2006 and is excellently maintained by the current owners. Fully equipped and ready to move into, the property is located in the serene village of Kamisiana, just a short walk away from the beach and restaurants!

**INTERIOR:**

Entering the house is an airy and bright open plan kitchen/dining/living room area. The kitchen is fully equipped and fitted with stainless steel white goods and includes a dining area.

The comfortable living room is equipped with a petrol heated stove and has French doors opening onto a covered arched balcony. This north facing balcony has wind screens and also gives access to the swimming pool area and further on into the lovely gardens.

From the kitchen, a small hall leads to the two double bedrooms and a fully tiled bathroom with a tub. Both bedrooms are very light and airy and include free standing wardrobes and French doors. The guest bedroom provides access to the rear garden while the master bedroom gives access to the pool area.

**EXTERIOR:**

From the parking area a couple of steps lead up to a tiled path which continues until the main entrance of the property. Most of the land is graveled to keep it low maintenance but is planted with colorful flowers as well as a number of fruit trees,
located in the south facing garden, and include: one orange/mandarin tree, one lemon tree, one apricot tree, 1 grapefruit and one cumquat.

The 30m$^2$ swimming pool is dressed in mosaic tiles and is surrounded by a tiled sun terrace, the perfect spot to enjoy the sun by the pool! The entire property is walled and fenced thus providing plenty of privacy, especially to the pool area. There are plenty of sitting areas around the house, some for soaking up the sun and some for hiding in the shade.

On the east side of the house, a spacious dining area, sitting on a wooden deck, is covered by a roll up tent and has an exterior sink and a mobile BBQ. There is also an exterior shower here surrounded by lovely flowers. The definition of living outdoors!

The under stairs storage houses a large fridge/freezer, the washing machine and a number of shelves while a smaller storage space houses the pool cleaning gear. A wooden shed at the rear of the house also provides lots of extra storage space.

Exterior tiled steps lead to the large roof terrace which enjoys lovely views of the sea and the peninsular of Rodopos! The sunsets from here are absolutely fabulous!

The roof terrace is equipped with lighting for night lounging, a sitting area and water taps. Here one will also find the solar panel and reserve water tank of 1.000lt.

**THE AREA:**

The small and traditional village of Kamisiana is located a couple of minutes West from the busier village of Tavronitis and just 1km from the north beach. There are a few restaurants and tavernas within easy walking distance from the property.

Tavronitis village stays open all year round and provides amenities
such as: bakeries, mini markets, super market, pharmacy, gas station, cafes, restaurants, entrance/exit to the national road and many more.

For even more amenities, the larger once fishing village of Kolympbari is just a 5 minute drive from Kamisiana and also offers post office, schools, shops, hotels, port and more.

This unique property is ideal for all year round living or as a holiday home with rental potential! Fully equipped and ready to move into, this is a property worth visiting!

FEATURES:
- Solar panel
- 3 X reversible air conditioning units
- Roof terrace with sea views
- Fully equipped and fitted kitchen with stainless steel white goods
- Satellite TV
- Free standing wardrobes
- Reserve water tank of 1.000lt
- Private parking space
- Piped for future installation of central heating
- Extra storage space
- Barbeque and exterior kitchen
- Telephone/Internet connection
- Gray-blue aluminum frames and shutters
- Double glazed windows with fly screens
- External taps & shower
- Immersion heater
- Petrol heated stove
- Fully furnished
- Private pool of 30m²