

EXCLUSIVE



Beautiful, spacious family home situated on the Kefalas headland with an uninterrupted panoramic view of sea and mountains



Set within large grounds with a private swimming pool

AN OUTSTANDING PROPERTY
At the fantastic price of just : €550,000



REF KEFALAS ARETE

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HOUSE SIZE: 200m² + 100m² basement

PLOT SIZE: 4,021m²

ACCOMMODATION AND OUTSIDE SPACE:

- 3 large double bedrooms (1 en suite)
- Spacious lounge
- Fully fitted kitchen
- Large dining area
- 3 spacious bathrooms
- Stone arches
- Integrated lighting
- Large basement with fitted kitchen
- Boiler room and storage
- Covered main entrance and terraces
- Swimming pool (finishing work required)



- Ample Parking
- Landscaped garden
- Natural plot area
- Stone walled, fenced and gated plot
- Gravel drive



WHAT'S INCLUDED:

- Solar panels
- Fully fitted kitchen with integrated Appliances and storage
- Covered curtain rails
- Telephone line and additional sockets
- TV points

SUMMARY

On an extensive natural plot with landscaping and parking near the house, the spacious living accommodation is all on one level and comprises a large open plan lounge area with an arch to the raised dining room and kitchen, 3 large double bedrooms (1 en suite) and 3 beautifully finished bathrooms.

Tiled throughout in cream granite tiles and with cream walls the lounge and dining areas have recessed ceilings with inset lighting and spotlights. Large French doors lead out to the front covered terrace from the lounge and the splendid views from the dining area.

With a stone arch between the dining room and the kitchen the spacious kitchen has beautiful, fitted and panelled wood units in cream, with fully integrated appliances and built in storage.

An arched doorway leads to the guest accommodation where there is a large double bedroom with French doors to the front tiled terrace The second bedroom is also generous in size with magnificent views.

Here there is also a large shower room and toilet with a rounded glass corner shower cubicle as well as a dark wood unit and mirror.



SUMMARY continued:

To the right of the lounge there is a roomy cloakroom/toilet and the master bedroom suite, a lovely spacious room with fitted wardrobes, a generous en suite bathroom tiled in beautiful Italian tiles with a corner Jacuzzi bathtub.

French doors lead to the front covered terrace and steps which lead down to the second level pool terrace commanding a wonderful view over the sea to the Psiloritis Mountains

The house has cream wood panelled inner doors with mid-brown wood effect aluminium outer doors, windows sliding shutters and insect screens.

With a pitched tiled roof and 'second ceiling' the house has excellent insulation and 30cm sound proofed walls.

On the left of the main entrance, gated and tiled steps lead down to the separate lower ground floor/basement area which is fully tiled and equipped with water and electricity.



This area comprises a kitchen with light wood effect units, a large room/toilet with stone tiles, a generous bedroom and a spacious lounge/dining area. It has its own entrance and hallway plus another large room and a storeroom. Perfect as either separate guest accommodation or to create a gym/studio/home cinema

SUMMARY continued:

The grounds are gated, walled and fenced with a driveway leading to the base for a garage. The swimming pool terrace has space for a pool bar, built in BBQ, lots of sunbathing space, outdoor shower, lighting and 2 sets of 'built-in' seating. Steps lead down from the pool terrace to the pump room under the pool.

A tiled covered pergola runs along the front of the house on the upper terrace and there is a smaller tiled covered pergola over the main entrance

This beautiful family home is on the outskirts of the lovely village of Kefalas which has cafes, tavernas and supermarkets. Only a few minutes from the municipal centre of Vamos with many facilities, it is a short drive to the sea at the lively resorts of Almyrida or Georgioupolis with their lively cafes, tavernas, shops and sandy beaches.

Set in an area famed for its wonderful sea views, majestic mountains and picturesque villages, this is a property of outstanding merit.

