

# 3 bed single level Villa



Spacious 3 bed bungalow with lovely views in the traditional village of Loutraki just minutes from the lively resorts of Platanias and Maleme.

Central heating, air-con, gardens and a private pool are just some of the great features included with this wonderful property.



**An opportunity not to be missed!**

**\* Great Value at Only\***

**€198,000**

**REF:  
LOUTRAKI PISTIS**



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**SUMMARY:HOUSE SIZE: 83m<sup>2</sup> PLOT SIZE: 500m<sup>2</sup>  
POOL SIZE: 20m<sup>2</sup>**

Set on its own plot with private swimming pool and parking, this lovely home finished in 2006 is of the highest quality throughout.

The generous open plan living and dining area has a lovely modern fitted kitchen with all appliances, a separate dining area and a unique wood burning fireplace.

The spacious hallway leads to the three bedrooms, two with fitted wardrobes and French doors to a beautifully tiled terrace which stretches across the front of the property.

The large family bathroom has a glass enclosed shower and also houses the washing machine.



Patio doors from the living areas lead to the side terraces which have plenty of seating and dining areas both to soak up the sun and enjoy the cool shade. The private pool has a shower and plenty of terrace areas. Steps lead to the very large, well lit roof terrace There is also an external store room



The property is set in the quiet of the countryside yet it is only 3km from the beach at Gerani. A short drive brings you to the popular beach resorts of Platania and Maleme and also the National Highway.

## WHATS INCLUDED

- All fixtures and fittings
  - Fully fitted kitchen
- All appliances inc. washing machine
  - Landscaped gardens
- Central heating and electric towel rail
  - Air-conditioning
- Solar panel, water tank and immersion heater.
  - Wood burning Fireplace
  - Fitted wardrobes
- OTE telephone line and internet
  - Satellite television

Some furniture items available by separate negotiation  
This house also has a separate piece of land nearby, perfect as  
either additional garden or extra parking area.

