

EXCLUSIVE VILLA



Lovely villa on large plot with wonderful views in highly sought after area.

Immaculately presented and maintained to a high standard.

Large basement and plenty of room for a pool.

A wonderful permanent residence or holiday home.

Viewing essential.



****Price reduced to €239,000****

Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

REF: EXOPOLIS AURA

House size: 100m²
Basement: 69m²

Plot size: 1,760m²

This 2 bedroomed house sits on a large plot and enjoys stunning views of the sea, mountains and olive groves. The property comes with its own olive grove, parking for 2 cars, landscaped gardens and plenty of room for a pool.

The house is 18 months old, built over 2 storeys with terraces and upper balconies with pergolas commanding splendid views. The property has an elevated arched front terrace which enters into an open-plan living/dining/kitchen area of generous proportions. The white walls and pale grey tiles give this lovely living space a light cool and spacious atmosphere. The kitchen is beautifully fitted with light wood units and a black marble effect worktop. It is fully equipped and well laid out. There are two windows here providing lovely views and lots of light.

The living room has french doors leading to a side terrace and a window looking towards the back of the property. Here in a commanding position there is a lovely individually designed fireplace with a glass front, black marble detail and vents which release further heat into the room.

At the foot of the stairs there is a shower room/toilet and a separate storage cupboard under the stairs. A wide tiled staircase with black metal railings lead up to the upper floor with a small window in the stairwell and french doors on the upper landing leading to a balcony with a breathtaking view. On this floor there are two double bedrooms each with a fitted wardrobe and french doors leading to its own balcony commanding lovely views. On this floor too there is a roomy, beautifully tiled bathroom.

The house has air-conditioning and central heating. Outer doors and windows are white aluminium while inner doors are a light wood. Insect screens and shutters are also included. The property is tiled throughout in light coloured tiling and is complimented by tasteful lighting and curtains. The whole effect is that of light, space and cool air.

The large basement houses a 1000 litre oil tank, the central heating boiler and is currently used as a storeroom and workshop. On the roof there is a 1000 litre water tank and solar panels.

The plot is landscaped beautifully with a lawn, garden, gravelled area with mature plants and steps lead down to an olive grove with 11 trees by the roadside. Here there is plenty room for a pool of a good size with sunbathing area. The perimeter of the property is marked by a stone wall and outside the gate there is private parking for 2 cars. The steps and ground floor terraces are beautifully flagged and there are splendid views from all levels.

Set in a quiet rural location yet only minutes from all the amenities, tavernas, cafes and shops of Georgioupolis with its long, beautiful beaches. This is an extremely desirable residence, big enough for permanent living and perfectly positioned.

Most furniture and appliances included.

A home of style and quality.