

3 BEDROOM VILLA WITH PRIVATE POOL - GAVALOMOURI



PRICED AT €295,000

**REF: GAVALOMOURI
SPITI MOIRA**



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HOUSE SIZE: 180m² incl. 65m² basement

PLOT SIZE: 570m²

This modern villa on three levels is located in a rural area just outside Gavalomouri.

The house has been decorated in attractive light colours – this together with the light tiles provides a very airy and spacious ambience.

The kitchen has lots of cupboards and is well equipped with dishwasher, stainless steel cooker & hob, and a large fridge freezer. From the kitchen you enter the bright and spacious dining room and lounge area.

On the same level there is also a fully tiled shower room and a master bedroom equipped with ceiling fans, large floor to ceiling wardrobes, TV point and lots of sockets. Patio doors open onto a private balcony, which is separated by a wooden trellis with flowers climbing along it, a sun canopy and beautiful views of the surrounding countryside and olive groves.

Marble steps lead to the top floor, which has two bedrooms and one fully tiled bathroom with full size bathtub and shower. The guest bedroom leads onto a large L shaped terrace, perfect for discreet sunbathing. It has very nice rural and mountain views.

A staircase leads from the ground floor down a spacious 65m² basement. This is a large area with a wooden floor, lots of shelving, the boiler room, oil tank, and large sliding doors open to give access to the pool area.

The pool has blue mosaic tiles, tiling all around and a wall painting. Walls and trees provide total privacy here.

Steps lead down to an additional part of the garden, which has paths all around and is very private. It has a small seating area amongst the olive trees.

Within walking distance, the village has 2 kafenions and a traditional restaurant. Voukolies is 2kms away – this village has many amenities including shops, supermarkets, bank, pharmacy etc.

This property has comfort, space and is ideal for all year round living, in this quiet and tranquil setting.

WHAT'S INCLUDED:

- 30m2 private pool, 1.5 metres depth all over
- central heating
- solar panels
- ceiling fans in all rooms except one
- white goods including dish washer & washing machine
- wardrobes
- Vodafone landline + 3G internet
- Marble stairs
- Satellite TV
- Lots of sockets throughout property
- White aluminium windows & shutters with fly screens
- 65m2 basement
- 6 olive trees plus a fig tree
- Furniture negotiable

