

LUXURY in KALYVES



*3 bedrooms, 2 baths,
great pool, a secluded*

*all within walking
distance of the beach
in Kalyves!*

**OFFERED at
€395,000**

A beautifully finished single story villa with landscaped gardens, a 36m² private high spec pool and extensive terraces situated in a lovely quiet area of Kalyves.

A first class property, fully equipped with air conditioning, central heating, fire-place, Alarm and with high quality fixtures and fittings.

This property can be used as either a holiday location or as a permanent home.



**REF:
KALIVES PERSEPHONE**



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

HOUSE SIZE: 184m² PLOT SIZE 1000m²

OVERVIEW:

This is a wonderfully located single story villa which was built a few years ago by a reputable local Greek builder, the house has been beautifully re-vamped over the last 3 years by it's current owners. Detached and sitting on a plot of 1000M2 (in the village and therefore with extra building permission *if* required), this fantastically located villa has to be seen to be appreciated.



Sitting on it's own landscaped plot behind electric gates the villa has three double bedrooms, all have air conditioning, central heating and fitted wardrobes. The 'en-suite' master bedroom has a corner bath and double sinks - along with a 'walk in' closet and a small office.

There is a large open plan living area with a well equipped kitchen (gas hob) with breakfast bar. There is a separate dining area and a large arch leading to the bedrooms and the main bath / shower room. In addition to A/C there are ceiling fans throughout the house.



EXTERNAL AREAS

To cater for the opportunity to 'live outside' for many months, there are very large terraces around the house — in addition to externally lit seating and dining areas. The terraces also have external 'blinds' to extend the ability to dine outside in to the cooler months. There is also a large shed for external storage, a wood shed and access to the roof terrace.

The external areas are very well maintained with mature plants and trees.



There are many fruit trees—oranges, lemons, tangerines, avocado, along with 'edible' kalamata olives.

At the rear of the house there is a utility/laundry room fitted with washing machine and tumble dryer, there is also a newly installed solar heating system. The

house has an external telephone line with broadband connections and two TV satellite dishes