

KALYVES VILLA



**LARGE VILLA WITH BASEMENT IN
ELEVATED POSITION
WITH EXCELLENT VIEWS.**

**AIR CONDITIONING, SOLAR
PANELS AND WHITE GOODS
INCLUDED IN THE PRICE.**

**IDEAL AS A PERMANENT OR
HOLIDAY HOME.**



'WELL WORTH A VISIT'

**Great price only
€195,000**

REF: KALYVES STYX



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HOUSE SIZE: 100m²
BASEMENT/GARAGE: 50m²

PLOT SIZE: 500m²

SUMMARY:

In an elevated position by the roadside overlooking Kalyves, this comfortable villa would be ideal as a permanent or holiday home.

The front door opens on to a hallway giving access to two double bedrooms and a large bathroom. Both bedrooms have French doors to a terrace.

A staircase from the hall leads down to the spacious fully tiled basement area where there is a roomy utility room and a further spacious room as well as the garage and storage under the stairs.

On the upper floor there is an open-plan lounge/kitchen and dining room. The kitchen with a 'built-in' hob and oven is spacious. Here there is a wood burning stove and from the lounge area French doors open on to a wide balcony with pergola, commanding a fabulous view over Kalyves to the sea and mountains. Also on this floor is a shower room/toilet

There are two garden beds at the front of the house which has a flagged path running round it and stone steps to the back yard where there is room for a pool and further parking. A short flagged drive leads to the garage with a roller door and the windows have white marble sills.

Near the busy little town of Kalyves, shops, cafes, tavernas and a long golden beach are only minutes away. It is also only a short drive to the lively little resort of Almyrida

ACCOMMODATION AND OUTSIDE SPACE:

- Hallway
- 2 Double bedrooms with French doors to terraces
- Fitted wardrobes
- Full bathroom
- Tiled stairs
- Open plan kitchen/dining room/lounge
- Shower room/toilet
- Large front balcony
- Basement with utility room/large room/garage and storage under the stairs
- Garden area
- Tiled steps to front door
- Slipway to garage



WHAT'S INCLUDED:

- Air conditioning
- Pipe work for central heating
 - Solar panels
- Wood burning stove
 - White goods
 - Garage

An attractive property with wonderful views well worth seeing.

NOTE since the taking of the pictures the internal furnishings and decorations have altered.