

LUXURY VILLA IN PLAKA



This is a huge, well

- built within easy walking distance of Plaka Square.

Constructed to a very high standard, this villa is a real bargain as it

has now been reduced to only

E295,000 !!!

This villa has a great living area, 3 bedrooms, 3 bathrooms, a pool, double garage and sea views.

With full central heating, this villa can be used as a wonderful holiday home or as a permanent residence.

This is an exceptional villa in a wonderful location



**REF:
PLAKA HEBE**

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House Size: 180 m²

Plot Size: 850 m²



External stone steps lead in to the house and a lovely, light and airy open plan living and dining area with a fully fitted modern kitchen. There are huge sliding windows in the living area leading to the wraparound balconies and terraces with covered verandas .

Four wooden open steps lead from the living area up to the elevated gallery and the bathrooms and bedrooms. There are two large double bedrooms on this level—both with air conditioning and fitted ward- robes. Both bedrooms have large French windows leading outside to further terraces. In addition, there is a bath room with full size bath plus a second bathroom with shower



At road level there is a double garage and storage area. In addition there is a small guest studio which has its own private entrance and en-suite shower room.



External areas

Because of the wonderful climate, it's important that a house is designed and equipped for what is essentially many months of outdoor living. This house more than meets those criteria. There are great sitting areas, courtyards and shaded areas—for external dining and relaxing in the day time heat.

Also , from the sunny stone courtyard steps lead up to a lovely pool with a paved terrace for sun beds. There are also steps leading up to a huge roof terrace with a covered pergola and stunning sea views.

Although it is located in a very quiet area, the villa is extremely well located in Plaka and is just a short stroll from the tavernas, cafes and shops and is just a short drive from the blue flag beaches at Almyrida.



WHAT'S INCLUDED

- Private swimming pool and decking
 - Walled, fenced and gated plot
- Aluminium double glazing - tilt & open windows and fly screens
 - Electric Shutters
 - Air conditioning
 - Wood burning stove
- Fully fitted luxury kitchen inc. all white goods
- Solar panels and 4000 litre back up water tanks
 - Fully landscaped gardens
 - Automatic Irrigation system for the garden
 - External lighting
- Fitted wardrobes and extra storage
 - Separate boiler room
- Basement with double garage and extra storage
 - Roof terraces with pergola
 - Central heating throughout
 - Satellite TV dish

