

<b>Property Code:</b>	6471	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - EPISKOPI	<b>Internal Area:</b>	350 m <sup>2</sup>
<b>Plot Area:</b>	724 m <sup>2</sup>	<b>Bedrooms:</b>	6+
<b>Bathrooms:</b>	3	<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	4 km	<b>Distance to airport:</b>	45 km
<b>Status:</b>	Resale		

**Property features:**

Barbeque	Central Heating	Detached	Fireplace
Gym	Pergola	Shutters	Storage
Air Condition	Parking - Covered	Telephone Line	Alarm
Store Room	Laundry room	Garden	Oven
Cooker	Extractor Fan	Balcony	

**Description:**

An excellent house in Episkopi village with all its amenities (schools, shops, markets etc) built to a very high specification, with possibilities to split into two separate units and also to extend!

Plot : 724 sq.m

Density: 0.60%

Internal area of the house 350 sq.m.

Bedrooms: 7

Bathrooms: 3

Toilets: 4

**LAYOUT**

As we enter from the main entrance of this superb house we see the large hall to the right of which is the spacious living room which is joined by opening doors to the kitchen area and the daily living room with its beautiful fireplace. Next to the kitchen there is a W.C. and a secondary kitchen and laundry room.

Also from the kitchen there is access to the wonderful landscaped garden and a large covered veranda with BBQ area and a big wooden storage room. Also to the left of the main entrance there is a door that leads us to an independent space which consists of a living room, 3 bedrooms or offices (one en suite with shower and steam bath and another one with jacuzzi), 1 W.C., 1 kitchen. The specific area has an external separate entrance as well as a door leading to the garden.

The current use of this space is as offices but it is easily converted into a residence. To the left of

the main entrance of the residence there is an internal staircase that leads us to 4 bedrooms, (1 master with en suite bathroom/shower cabin), 1 family bathroom and 1 veranda. There is also an attic of approx. 100 sqm which is used as storage space.

#### FEATURES

High quality materials, construction and impeccable condition

Double glazed windows

Shutters to the bedrooms

Under floor heating (diesel).

Full A/C

All the electrical appliances

Water pressure system

Water softening system

Alarm system

Excellent quality of wood in all areas (kitchen, wardrobes, doors)

External independent large storage room

Possibility and permission for swimming pool

Parking for 4 cars

Cul de sac street

Landscaped garden

Viewing highly recommended!

Freehold title deeds

For more photos and videos please do not hesitate to contact us!

Asking price 780.000 euros







