

<b>Property Code:</b>	A11001	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Xylofagou	<b>Internal Area:</b>	233 m <sup>2</sup>
<b>Plot Area:</b>	4363 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2006
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Barbeque	Central Heating	Detached
Fireplace	Garden	Land Title	Partly Furnished

**Description:****4 Bed Bungalow in Xylofagou for sale**

An incredible property, built with passion and thoughtfulness!!!

An extremely spacious corner bungalow on a massive residential plot, with easy access to all the surrounding areas.

This 4-bedroom bungalow is located on 4,363 square meters of land on the outskirts of Xylofagou, surrounded by mature gardens, covered and uncovered verandas, plentiful parking areas, and offering far more than one would wish for!!!

Multiple rooms, bathrooms, storage areas and many more, built with care and to a very high standard.

The property is built in such a way that the open plan area, consisting of the living room, kitchen and dining area, together with a guest bedroom, storage room and guest WC, are on the first wing, whilst the remaining three bedrooms and bathrooms, are on the second wing.

A multi-use room is located on the first floor, which can serve as an office, play area, or a combination of purposes, according to the family's needs, which leads off to a massive first floor veranda with beautiful countryside views.

On the outdoors, one finds large verandas, garage parking, an outdoor kitchen area, a private orchard, a central heating boiler room and immense space for further development as well as for all types of gardening and other family usage.

The location of the property allows for extremely easy access to all main roads leading to the center of Xylofagou, as well as the remaining villages, towns and the highway.

A dream home, for anyone seeking to combine luxury living with peacefulness.....

INDOOR AREAS: 233 SQ.M.

VERANDAS: 74 SQ.M.

EXTENSION: 8 SQ.M.

TOTAL BUILT AREA: 315 SQ.M.

YEAR BUILT: 2006

LAND SIZE: 4363 SQ.M.

BEDROOMS: 4

BATHROOMS: 2.5

EXTREMELY SPACIOUS PROPERTY

SEMI-FURNISHED

FULLY AIR CONDITIONED

CENTRAL HEATING (GAS)

FIREPLACE

PHOTOVOLTAICS PANELS (ELECTRICITY PRODUCING)

OPEN PLAN

EXTREMELY SPACIOUS LIVING ROOM, KITCHEN AND DINING AREA

BUILT IN KITCHEN

KITCHEN ISLAND

BREAKFAST BAR

GRANITE KITCHEN WORKTOPS

GRANITE KITCHEN ISLAND WORKTOP

DOUBLE GLAZING THROUGHOUT

ELECTRIC SHUTTERS

CERAMIC FLOORS

BUILD IN CEILING TO FLOOR WARDROBES

GUESTS BEDROOM

GUEST WC

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MASTER BEDROOM WITH EN-SUITE BATHROOM

FAMILY BATHROOM

WALK-IN CLOSET IN MASTER BEDROOM

STORAGE ROOM

LAUNDRY ROOM

DOUBLE GARAGE

MASSIVE VERANDAS

MATURE LANDSCAPED GARDENS

PERGOLAS

OUTDOOR KITCHEN WITH GRANITE WORKTOP

PRIVATE ORCHARD

SOLAR WATER HEATING SYSTEM

ELECTRIC WATER HEATING SYSTEM

INTERNET CONNECTION

PEACEFUL NEIGHBOURHOOD

EASY ACCESS TO THE MAIN ROADS

EASY ACCESS TO HIGHWAY

2 MINUTES' DRIVE TO AMENITIES AND SERVICES

4 MINUTES' DRIVE TO HIGHWAY

10 MINUTES' DRIVE TO AYIA NAPA

7 MINUTES' DRIVE TO THE SEA



