

# UNIQUE 4 BR RESIDENCE WITH PRIVATE SWIMMING POOL AND PANORAMIC VIEWS IN VOUNI

850 000 €

<b>Property Code:</b>	2963
<b>Location:</b>	Mountain villages
<b>Plot Area:</b>	802 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Number of floors:</b>	2
<b>Distance to airport:</b>	80 km
<b>VAT:</b>	N/A

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	280 m <sup>2</sup>
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Renovated
<b>Heating:</b>	Gas Central heating
<b>Status:</b>	Resale
<b>Covered verandas, m<sup>2</sup>:</b>	100

## Property features:

Unfurnished	Heating	Air Condition	Parking - Uncovered
Telephone Line	Furnished	Store Room	Fireplace
Solar panels for hot water	Double Glazing	Garage	Garden
Maids Room	Oven	Washing machine	Dish washer
Cooker	Parking	Refrigerator	Balcony

## Description:

A rare opportunity to own a lovingly restored, 3 / 4 bedroom family home with pool. Blessed with a due South aspect and exceptional 2000 views to the South Mediterranean the house is set in mature gardens on a large plot only a short drive from Limassol. The original home, based on 2 traditional stone cottages, was built in the early 90s and has been sympathetically restored and extended by its current owners combining a number of original features with modern amenities. Traditional stone built 2 storey house, recently extended and renovated, offering open plan living areas on Ground Floor, 3 air-conditioned bedrooms, 5 bathrooms, study / 4th bedroom, cloakroom, wide balconies, pool, landscaped gardens and gas central heating.

Land Area : 802 m<sup>2</sup>

Built area : c. 280 m<sup>2</sup> over 2 levels (170 / 110 m<sup>2</sup>)

Verandas : c. 100 m<sup>2</sup> covered and open

### Ground Floor :

- Large Open plan Living, Sitting, Dining and Kitchen (renovated 2018)
- Study / 4th bedroom (approval for en suite in place)
- Sun room
- Cloakroom
- Utility Room

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- Pool changing room & bathroom

- Covered veranda

First Floor :

- Master suite (SE aspect) opening on veranda with sweeping views to Limassol & Akrotiri
- Guest suite w/ large double bedroom, en suite bathroom, built in wardrobes and private Juliette balcony
- Third large double bedroom w/built in wardrobe and French doors to veranda
- Family bathroom w/built in linen & other storage
- Wrap around L shaped veranda

Other features :

- Outdoor entertainment area with stone table & fire pit on upper veranda
- Two car, roller door garage & storage
- Gas Central Heating
- Large capacity solar heating
- Extensive terracing & gardens with numerous rose bushes & mature fruit trees
- Recently (2018) renovated c. 10x5m swimming pool & pump room
- PV installation to run pool pump
- Shed & covered firewood storage areas
- All bedrooms w/ reverse cycle A/C

Convenient Location

30 minutes travel:

- New Casino
- My Mall
- Beaches at Ladies Mile, Curium, Paramali & Avdimou
- Some of the best wineries in Cyprus
- Nature trails, mountain bike runs, Troodos forest

45 minutes travel:

- Heritage School
- Paphos International Airport
- Four Seasons Hotel
- Limassol Marina

70 minutes travel:

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- Larnaca International Airport
- Cyprus Mall, Nicosia



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