

## MODERN RANCHO WITH VIEWS ON A LARGE PIECE OF LAND 5645 M2 IN FOINIKARIA AND IN ONLY 15...

750 000 €

<b>Property Code:</b>	6158	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - FOINIKARIA	<b>Internal Area:</b>	108 m <sup>2</sup>
<b>Plot Area:</b>	5645 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	1	<b>Heating:</b>	Diesel heating
<b>Year of construction:</b>	2023	<b>Distance to the sea:</b>	5 km
<b>Distance to airport:</b>	75 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT	<b>Covered verandas, m<sup>2</sup>:</b>	55.00

### Property features:

Central Heating	Furnished	Optional Roof Garden	Under Floor Heating
Air Condition	Telephone Line	Store Room	Solar panels for hot water
Double Glazing	Garden	Maids Room	Oven
Washing machine	Dish washer	Cooker	Extractor Fan
Refrigerator	Balcony		

### Description:

This modern rancho in Foinikaria is a real pearl for nature lovers situated on a large piece of land of 5645 m2. Marvellous views of the dam and mountains, quiet neighbourhood, and large fruit garden with avocado, pecan, citrus, plum, apricot, fig, guaba and kiwi trees where birds are singing in the morning.

The Rancho consists of two houses. There is a main house of 108 m2 built of thermal bricks of 30 cm thickness plus 10 cm of polyurethane thermal insulation of the walls, with insulated roof and floors. It is fully thermally insulated and provides freshness in summer and warmth in winter. It consists of an open plan sitting/kitchen area, plus a large covered veranda of 55 m2 with beautiful views (which can be converted into additional bedroom or living area space), 3 good-sized bedrooms with plenty of wardrobes, 2 full family bathrooms with showers and an entrance area with large wardrobes. All areas are very conveniently considered and designed. From the veranda, you may see the Troodos mountains in the distance.

There is the additional house of 50 m2 which can be used as a guest or maid's house.

Photovoltaic system has been installed which is efficiently reducing electricity bills. There is a water from the dam with the cost of 200 euro per year only. All that will save you a lot of money!

And one more extra feature - is a license to build one more house of 50 m2.

You will feel like living in the Swiss mountains here enjoying the green scenery all year round and

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will never get bored.

Suitable for city escapes, farming and more.

**Come and get your piece of paradise!**

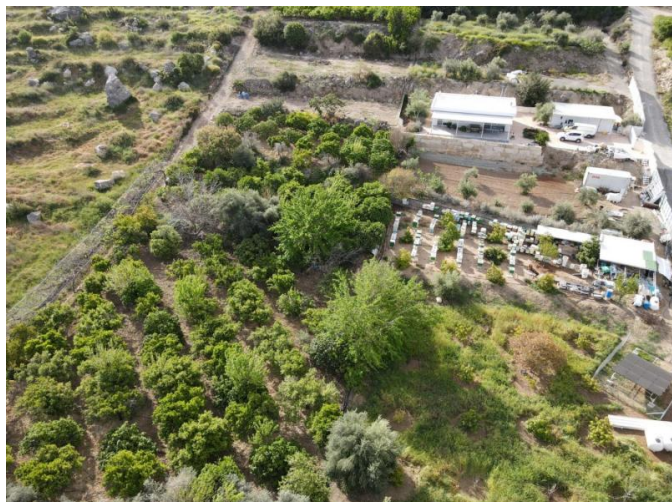




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