

# CHARMING 4-BEDROOM DETACHED HOUSE IN MOUTTAGIACA: RUSTIC ELEGANCE MEETS COMFORT

4 000 €/month

<b>Property Code:</b>	6219	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Limassol - MOUTAGIACA	<b>Internal Area:</b>	470 m <sup>2</sup>
<b>Plot Area:</b>	650 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Number of floors:</b>	2
<b>Distance to the sea:</b>	200 m	<b>Distance to airport:</b>	65 km
<b>Uncovered verandas, m<sup>2</sup>:</b>	40	<b>Covered verandas, m<sup>2</sup>:</b>	6

## Property features:

Air Conditioning	Barbeque	Covered Parking	Fireplace
Furnished	Shutters	Uncovered Parking	Air Condition
Parking - Covered	Parking - Uncovered	Telephone Line	Furnished
Fireplace	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

## Description:

Nestled in the serene and sought-after Mouttagiaca district of Limassol, this exquisite 4-bedroom detached house is a blend of rustic charm and modern comforts, presenting an ideal home for those who value quality and location.

## Prime Location:

Set just a mere 5-minute stroll away from the pristine shores of Limassol's beach, the property boasts not just the allure of coastal living but also the convenience of urban amenities. Essential services and leisure hotspots are at your fingertips, with METRO and LIDL supermarkets just a 2-minute drive away. For entertainment, the renowned K-Cineplex movie theatre, one of only two in Limassol, is similarly close by. And for those midnight cravings or early morning bread runs, the 24-hour Sigma bakery is a swift 2-minute drive from your doorstep.

## House Details:

Spanning approximately 470 sq.m. of tastefully designed covered area, the house embodies a rustic-modernized style, resonating warmth, character, and a timeless appeal. The ground floor elegantly houses the living and dining spaces, a fully equipped kitchen, and a discreet guest toilet. Ascend to the first floor to discover four spacious bedrooms, and two pristine bathrooms, with one designed as a convenient en-suite for added privacy.

## Outdoor Living:

The plot, encompassing around 650 sq.m., offers generous outdoor spaces. An uncovered veranda wraps around the house, providing ample space for al fresco dining or relaxation. The dedicated

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BBQ space ensures weekends and evenings are well-spent in gastronomic delights. Furthermore, a covered parking area can comfortably accommodate two cars.

### Key Features:

Embellishing the house are several standout features. The cosy fireplaces promise warm and memorable winter evenings, while the double-glazed windows ensure energy efficiency and tranquillity. Additionally, the house is equipped with solar panels, catering to your hot water needs in an eco-friendly manner.

### Rental Terms:

This exceptional property is available for rent at 4,000 Euros per month. Prospective tenants are required to furnish a deposit equivalent to two months' rent.

**Experience a harmonious blend of luxury and convenience in this beautiful Mouttagiaca residence, which awaits its discerning tenant!**





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