

4 BEDROOM HOUSE ON A LARGE PLOT OF 1175 M2 IN POTAMOS GERMASOGIAS

1 900 000 €

Property Code:	6231	Type:	Sale - House/Villa
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	285 m ²
Plot Area:	1175 m ²	Bedrooms:	4
Number of floors:	2	Heating:	Diesel heating
Year of construction:	2002	Distance to the sea:	600 m
Distance to airport:	65 km	Status:	Resale
VAT:	NO VAT		

Property features:

Storage	Air Condition	Telephone Line	Solar panels for hot water
Double Glazing	Maids Room	Parking	

Description:

The property that is up for sale is a two-story 4-bedroom house with an additional auxiliary single-bedroom unit on the eastern part of the plot. The house is built on a 1.175m² unique plot that has a 50m frontage on one street and another 12m on the other street. The plot has a remaining c. 575m² of unutilized building coefficient that can be readily used on the western part of the plot or an extra floor. The garden spans all over the perimeter of the house. It abuts with green area on the west, a pedestrian strip on the east, and right across the street the green area with a public basketball court. The house itself is 20 years of age and was built with quality materials carefully selected by the owner with marble flooring throughout, parquet in the bedrooms, high-quality wood on doors and closets, Italian kitchen, quality white goods with Versace wall tiles, electrical shutters throughout, Photovoltaic Panels, central heating, air conditioning units, pressure water the system, solar and electrical water heating, water purifier system, etc.

The ground floor is made up of a generous reception area with a coat room, guest toilet, living room with access to the covered veranda and the parking area, second living room with access to the covered veranda and the garden, dining area, main kitchen with sitting area, and secondary kitchen. There is also an internal garden visible from the ground floor and a skylight above the staircase. The floor consists of 4 rooms with the middle one used as a library/playroom as well as the main family WC with bathroom, laundry room/kitchen. The main room enjoys a generous walk-in closet and an ensuite WC with a bathroom. The 3 bedrooms enjoy high ceilings and have balconies.

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