

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

1 900 000 €

<b>Property Code:</b>	6231	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	285 m <sup>2</sup>
<b>Plot Area:</b>	1175 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Number of floors:</b>	2	<b>Heating:</b>	Diesel heating
<b>Year of construction:</b>	2002	<b>Distance to the sea:</b>	600 m
<b>Distance to airport:</b>	65 km	<b>Status:</b>	Resale
<b>VAT:</b>	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 1.175m<sup>2</sup> unique plot that has a 50m frontage on one street and another 12m on the other street. The plot has a remaining c. 575m<sup>2</sup> 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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