

# AMAZING 3-BED STONE VILLA WITH PRIVATE POOL AND STUNNING VIEWS IN KONTOMARI



**PRICED AT  
€330,000**

**REF:  
KONTOMARI  
MERCURY**



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**HOUSE SIZE: 136m<sup>2</sup> PLOT SIZE: 880m<sup>2</sup>**

**A truly amazing three-bedroom stone-built villa for sale, with a private pool, landscaped garden and stunning sea views, in the village of Kontomari.**

**Built to high standards, the house has traditional features and yet is equipped with all modern amenities. The thick stone walls provide the best insulation, keeping the house warm in the winter and cool in the summer.**

## **THE HOUSE**

The house is well laid out, bright and airy, and is very well maintained. The stone built walls have partially been plastered, leaving the stone features around the openings and keeping all the benefits of a stone built property.

A paved driveway leads to the garage and to the main entrance, which is covered by a small tiled pergola. The down floor comprises a living room, a dining room, a spacious kitchen, and a WC. The windows are equipped with electric shutters; the house has a central heating system as well as reversible air conditioning units, making it perfect to live all year round.

The airy living room is separated from the spacious dining room by a beautiful stone arch. Both rooms have a French door opening to the covered balcony with 2 stone arches and bamboo furniture, the pool area, the garden and the stunning sea views. This is the perfect place to sit and enjoy the magnificent sunsets over the peninsula.

To the left is a spacious separate fully equipped kitchen with lots of crème colored cupboards for storage. It includes the washing machine and the dishwasher. A door gives to an open patio. There is also a fully tiled toilet on this floor.

Tiled steps with aluminum railings lead to the top floor composed of 3 bedrooms and 2 bathrooms. The comfortable master bedroom has high beamed ceilings, an en-suite shower room tastefully tiled with dark brown tiles, and a balcony with sea views. All rooms are equipped with air conditioning units and a floor to ceiling wardrobe.

There is a separate shower room, also tiled with beige and brown with an open shower, a sink and WC.

The house is equipped with air conditioning units and central heating, making it the perfect house for all-year living or to rent out for tourist purposes.

## **EXTERIOR**

A private stone-paved driveway leads along the house to the garage at the back. The land wraps around the house and is mostly paved for low maintenance. A big stone wall at the back is lit at night creating an enchanting atmosphere. The plot is terraced in 2 levels, all supported by beautiful stone walls.

The 21m<sup>2</sup> pool is on the same level as the ground floor, has easy access and enjoys amazing views. It has recently been retiled and a big tiled area offers plenty of space for umbrellas and soaking up the sun. A spacious tiled covered wooden pergola offers the much needed shade during the hot summer months.

The pool area is fenced and bordered with colorful flowers and shrubs. A BBQ is found at the side of the pool and the entire plot is walled/fenced.

The lower garden area extends until the access road, is completely tiled and is planted with a variety of mature fruit trees.

## THE AREA

Located at the edge of Kontomari village and surrounded by olive groves, the house is in a very peaceful area. There is a mini market down the main road and the beach is only a 3-minute drive.

For amenities, the villages of Maleme and Gerani are less than a 5-minute drive and offers supermarkets, restaurants, cafes, pharmacy, shops, beaches, bakery and much more.

**A very well-maintained stone-built property, fully-equipped, with a private pool and great sea views. Ready to move into. Not to be missed!!!**

### Features:

- Solar Panel
- Air conditioning throughout
- External taps
- Fully-equipped kitchen including dishwasher
- Floor-to-ceiling built-in wardrobes
- Reserve water tank
- Private driveway & garage
- Low-maintenance landscaped garden
- Central heating/boiler house
- BBQ
- Blue aluminum electric shutters
- Double-glazed windows with fly screens
- Beamed ceilings on top floor
- Immersion heater
- Fully-furnished
- 21m<sup>2</sup> private swimming pool

