

The Cyprus Property Centre

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Villa for Sale

- Title Deeds • €295,000
- Kathikas Village
- 3 bedrooms & 2 bathrooms • Rural location
- Private swimming pool



The picturesque village of Kathikas lies nestled in the centre of the renowned wine producing region of Paphos and this 3 bedroom house on the edge of the village is perfectly placed to take advantage of all the area offers. There are two wineries around the village as well as numerous tavernas, spectacular scenery, and a beneficial climate.

Downstairs there is a large sitting room with French windows onto the verandah and views onto the garden. There is also a large kitchen & dining room with plenty of space and access onto two different verandahs one of which is perfect for watching the sun set over the Akamas while sipping a cocktail. Upstairs there are three good size double bedrooms all with built in wardrobes. The master bedroom is double aspect and has its own ensuite. The other two bedrooms share the family bathroom. All of the bedrooms have balcony access as well. On the lower ground level there is a garage and large store room currently used as a utility room and working studio respectively. Outside the patio area extends round the private swimming pool which has Roman steps and there is a wonderful wooden pergola to provide shade and cool on those hot summer days as well as space for a BBQ and an outdoor dining area. All this is surrounded by hedges and shrubs giving plenty of privacy. There is a small further area of garden currently being used to grow herbs and fresh vegetables.

In all this house has everything to make it a fantastic family home, peace & quiet, plenty of space, room to relax and work in and privacy too. We felt a wonderful sense of calm and peace in this house when we visited and it will make the discerning buyer a fantastic home up in the hills among the vineyards.



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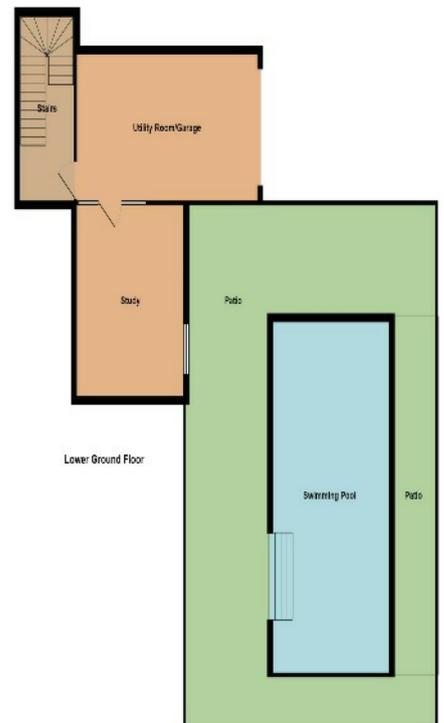
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Ground Floor



First Floor



Lower Ground Floor



Total Area: 182.1 m² (excluding patio, verandah, stairs, balcony, decking, swimming pool)

All measurements are approximate and for info purposes only

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