

# PARKER BARNES



(c) Parker Barnes Estates

## €295,000

Skouli: Ref. SKO821

FULL TITLE DEEDS. This spacious 3 bedroom villa with heated 10m x 5m private swimming pool has an elevated position on a large plot in Skouli with panoramic countryside views. With white goods included, gas central heating, air conditioning, landscaped gardens, Sky satellite dish, this villa has many other features. Furniture by negotiation.



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## KITCHEN (5.6m x 3.3m)

Large kitchen with ample white wall and base units, gas hob, electric oven, extractor, dish washer, fridge/freezer included. Granite work surfaces.

## UTILITY ROOM (1.27m x 1.15m)

With washing machine (included) and storage.

## LIVING/DINING (7.8m x 7m (at widest points))

Large open plan area with attractive decorative fireplace with electric fire, 3 sets of slide patio doors opening onto side and rear terraces.

## GROUND FLOOR CLOAKROOM (1.52m x 1.23m)

Tiled, comprising hand basin w/c and window.

## BEDROOM 1/EN-SUITE SHOWER ROOM (6.5m x 3.25m/1.76m x 1.71m)

With fitted wardrobes, slide patio doors leading to balcony with lovely mountain views. Tiled en-suite with shower cubicle, hand basin with vanity unit, w/c, heated towel rail and window.

## BEDROOM 2 (4.43m x 3.13m)

With fitted wardrobes, slide patio doors leading to balcony with mountain views.

## BEDROOM 3 (4.37m x 3.06m)

With fitted wardrobes

## BATHROOM (2.53m x 2.22m)

Tiled, comprising bath with over bath shower, hand basin with vanity unit, w/c, heated towel rail and window.

## LANDSCAPED GARDENS

Low maintenance garden with beautiful views, purpose built BBQ/outdoor kitchen, pool shower and pump house.

## Additional information:

- Shutters and Fly-screens
- Marble staircase
- Pressurised water system and softening system
- Ample parking
- Pool cover;
- Internet access
- Covered lower terrace.

## Skoulli

The village of Skoulli is located just a short drive to Polis and the coast and has two supermarkets locally.

## Polis

Polis is a pretty coastal town in the North West of the island in the region of Paphos, 30 minutes from Paphos town, 45 minutes from Paphos airport and less than 2 hours away from Larnaca airport. It's the perfect location to appreciate authenticity and tranquility in a pleasant and friendly environment, which combines sea, beaches and pretty countryside with a wonderful climate and a mild winter. With an attractive town square, ample selection of shops, supermarkets, banks, restaurants and local hospital, it is well catered for all year round living. Activities such as hiking, cycling, horse riding and golf are catered for with the Tsada Golf Course just 25 minutes away from Polis and a new golf course is planned at Limni, 6 km from the town. A regular bus service links Polis to Paphos.

It is served by the picturesque fishing port of Latchi with its reputation for excellent fish tavernas, its sea-sport facilities and boat-rides to the Akamas, However, the great advantage of Polis is its close vicinity to the beautiful Akamas peninsula, a nature reserve area destined to become a National Park. A walk along its nature trails accompanied by the panoramic view of the bay of Polis is a unique and lovely experience.



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