

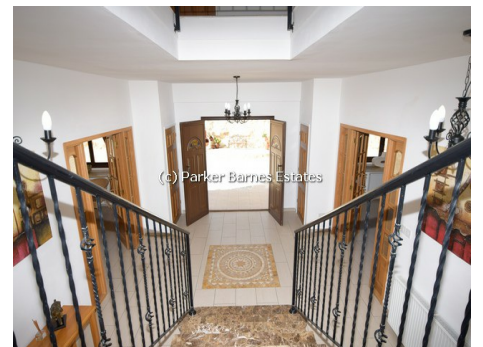
PARKER BARNES



**€690,000**

**Stroumbi: Ref. STR191**

Imposing and exceptionally spacious custom built well appointed large 4/5 bedroom, 3 bathroom Villa with great countryside views on the outskirts of STROUMBI. Dual Air conditioning, central heating, fly screens and fans. Porcelain tiles throughout. A 290m2 villa on a secluded and quiet 4000m2 plot. Furniture and white goods by negotiation.



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# PARKER BARNES

Entrance, Central Hall, Lobby (6.00m x 4.00m)

Double front doors with two built in cupboards with marble staircase. Radiator. Leading to:

Kitchen (4.00m x 3.75m)

Large well equipped kitchen, range (gas) with double oven and electric extractor, fridge/freezer. Good range of solid wood floor and wall cupboards, granite work tops and radiator. Plumbed for washing machine. Access to covered patio at rear of the villa.

Dining Room (4.40m x 4.00m)

Dining area with bay window countryside views. Dual air conditioning.

Living Room (8.10m x 4.10m)

Spacious area with wood burner (with back boiler for heating and hot water), radiator and ceiling fans. Dual air Conditioning. Bay window and sliding patio doors to terrace. Countryside views

Office/Bedroom 5 (4.40m x 2.90m)

Dual air conditioning, ceiling fan and radiator. Dual aspect with countryside views.

Cloakroom (2.00m x 1.30m)

Hand basin, w/c. Window.

Utility Room (accessed from outside) 2.90m x 2.50m

Wood effect units, Granite worktops. Fridge/Freezer. Plumbed for washing machine.

Covered Terrace (side and rear) (15.00m x 4.00m)

First Floor Bedroom 1 / en-Suite (4.60m x 4.00m/2.80m x 2.00m)

Fitted wardrobes. Radiator. Air conditioning unit. Ceiling fan. Sliding patio doors. Access to front covered balcony and rear uncovered balcony. Countryside and sea views/ Shower, vanity unit, w/c and window. Radiator. Shaver point.

Upper Landing (5.40m x 4.00m)

Bedroom 2 (3.70m x 2.60m)

Fitted wardrobes and radiator. Air conditioning and ceiling fan. Dual aspect windows view of countryside.

Bedroom 3/ en-Suite (4.00m x 2.90m/2.50m x 1.30m)

Fitted wardrobes and radiator. Air conditioning and ceiling fan. Window and door to balcony with views of countryside. Shower, vanity unit, w/c and window. Radiator. Shaver point.

Bedroom 4 (4.00m x 3.40m)

Fitted wardrobes and radiator. Air conditioning and ceiling fan. Slide patio doors to balcony with views of sea and countryside.

Family Bathroom (2.10m x 2.10m)

Bath with shower over, hand basin, radiator, w/c, and window. Shaver point.

Loft (usable space 100m<sup>2</sup>)

Loft ladder, light and electric.

Garden and Outside Areas:

Built in BBQ, Fly screens, External Power Points, Wireless/Internet connection/Lockable Garden Shed, Irrigation System/Pressurised. Fully fenced pet friendly garden Water. Store Room plus Store Room under Terrace

Outside w/c (1.90m x 1.60m)

Accessed from covered terrace, w/c and sink.

Outside covered patio and Courtyard areas:

With electric and lighting.

Additional information:

- Fully fitted oak kitchen imported from the UK (all white goods included)
- Planning Permission for large pool
- Solid oak doors throughout
- 3m x 4m workshop
- Gazebo
- Outside covered bar/dining area
- Close to all amenities
- Off road parking area
- Gated Driveway
- Provision for internet throughout
- Partly furnished and white goods by negotiation.
- 1800 litre cold water storage tank
- First floor balcony approx. 60 m2
- Covered area 290m2 .
- Plot size : 4000m2.

STROUMBI is a small traditional village known for its hospitality in the heart of the Paphos district situated equidistance between Paphos and Polis and benefits from all the amenities you would expect from a modern village with 2 schools for primary and secondary education, a petrol station, supermarket with bakery and butchery, coffees shops and tavernas, a police station, fire station and a Bank plus ATM facility. The Village is well known for its annual "Dionysia" wine festival which takes place at the end of August named after Dionysus (the Ancient Greek God of Wine).



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