

#11048

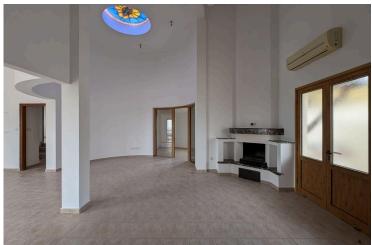
# Charming House With Basement, in Maroni, Larnaka (11048)

Maroni, Larnaca

€299,000























# **Overview**

# **Specifications**

Bedrooms	Bathrooms	Covered
<b>3</b>	<b>%</b> 2	[] 216 m <sup>2</sup>

Туре	House
Toilets	3
Status	Resale
Year of construction	2003
Title deed	Yes

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	<i>ĕ</i> B

# **Description**

Charming House With Basement, in Maroni, Larnaka (11048)

Welcome to this beautifully designed ground floor house, located in the serene village of Maroni, Larnaka. This spacious home offers modern living with a practical layout and ample room for comfort and relaxation.

The property is ideally situated, just:

145 meters north of the public kindergarten of Maroni,

- 1 km southeast of Psematismenos,
- 2 km southeast of the Larnaka Limassol motorway, and
- 3.2 km northwest of the beach.

Ground Floor Layout: The ground floor (200 sq.m.) is thoughtfully arranged to offer both functionality and style. It includes:

A welcoming entrance hall,

An open-plan dining and sitting area,

A spacious living room,

A fully equipped kitchen with an adjoining kitchenette/laundry room,

A guests' toilet, and 3 generously sized bedrooms, one of which is en-suite for added privacy and convenience.

Basement Features: The expansive basement (120 sq.m.) adds incredible value to the property, with:





# **Additional information**

## **Facilities**

Aircondition, Split system Heating, Central Parking, Covered

Solar water heater Storage

### **Features**

Balcony Barbeque Bath

Bright Combined kitchen and dining Connected to electric mains

area

Corner Double glazing Easy access to highway

Guest WC Indoor fireplace Internal stairs

Investment opportunity Kitchenette Laundry room

Openings in opposite sides Play room Quiet area

Rental potential Shower Veranda

Veranda, large Village view

### **Distances**

Amenities Airport

170 m

**>** 26 km

Schools



200 m

#### Contact us



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