

#26685

FOR SALE



## Limassol, Potamos Germasogeias

500 m<sup>2</sup> Covered | 8 Bedrooms | 4 Bathrooms



### Description

Located just 250m from main roads and all essential amenities, this well-maintained detached house sits in the heart of Potamos Germasogeias, only 850m from the popular tourist beachfront. With a total of 500 sq.m. of living space, this property offers a unique blend of comfort, privacy, and convenience, making it ideal for family living or investment purposes.

#### Ground Floor

Currently rented, the 250 sq.m. ground floor was built in 1984 and has undergone multiple renovations. It features a large living room, 3 spacious bedrooms (one with an ensuite shower), an office, a guest toilet, and a family bathroom. The separate kitchen with a dining area leads to a double garage. At the back of the property, two additional studios, previously used as maid's quarters, offer extra flexibility for potential use.

#### Upper Floor

The 250 sq.m. upper floor, fully handicap accessible by a stair rail, boasts

### €1,450,000

<b>TYPE</b>	Detached House
<b>BEDROOMS</b>	8
<b>BATHROOMS</b>	4
<b>COVERED</b>	500 m <sup>2</sup>
<b>PLOT</b>	523 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	B
<b>YEAR OF CONSTRUCTION</b>	1983
<b>TITLE DEED</b>	Yes



foxrealty.eu