

4 Bedroom Detached House For Rent

€3,500

Paramytha, Limassol

Key Facts

- 4 Beds
- 3 Baths
- 306 m² Covered Area
- 2,766 m² Land Size
- Title Deed: Available
- Unfurnished

ID: 35457



Indoor Features

- Air Conditioning
- Central Heating
- Conference room
- Electrical Appliances
- Fireplace
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pet Friendly
- Pressurised Water System
- Unfurnished
- Utility Room
- Water Heater
- EPC Energy Class: Pending

Outdoor Features

- Barbecue area
- Double Garage
- Irrigation System
- Landscape Garden
- Outdoor Shower
- Private pool
- Rear Garden
- Solar System

Description

Welcome to Villa Koukouli (Cocoon) nestled just outside Paramythia village, newly renovated, filled with natural light, offering comfort, privacy and tranquillity. Koukouli is also very conveniently located being just 10 minutes from the highway, 20 minutes from central Limassol and 5 minutes from The Island and Heritage private schools. As you turn off the road leading out of the village and through the electric gates you drive up a sheltered driveway and find the Villa at the top surrounded by a beautiful garden with large shade trees. This property offers a variety of different areas where you can relax and soak in the splendid views across the peaceful valley. Starting with the large front patio the Villa is also framed by a first floor balcony and ground floor veranda that stretch the entirety of the facade and arguably the best views can be had from the salt water swimming pool which has two gazebos.

Stepping through the front door on the ground floor you enter a large open plan space containing the living room/dining room/kitchen. Attached to the kitchen is a separate pantry/utility room and coming off the living room is an extra storage hallway leading to the guest toilet.

Climbing the open staircase and turning left you come to the spacious living room with open fire and then the master bedroom with en-suite bathroom and walk-in dressing room. Both the living room and master bedroom are connected to the large front balcony. At the top of the stairs straight ahead to the right you have one single and

one double bedroom (connected to the front balcony), a bathroom and a small back balcony. Walking along the ground floor veranda towards the salt water swimming pool you come to a private studio with a double bedroom, walk-in wardrobe/kitchenette and en-suite bathroom.

Specifications:

Internal area: 226m²

Area of covered verandas:80m²

Total area: 2,766m²

Rooms:

4 bedrooms

3 bathrooms

1 guest toilet

Open plan kitchen/ living room/ dining room

Pantry/utility room

Upstairs living room

Amenities:

Private parking

Electric gates

Diesel boiler for central heating and hot water

Hot water solar panels

Immersion heater

Water softener for all the internal water and filter for drinking water in the kitchen

Double glazed and shuttered windows

Working fireplace

Air conditioning

Ceiling fans

Salt water swimming pool

Electrical hobs and oven

Fridge/Freezer

Washing machine

Rent includes maintenance of the grounds/garden and salt water swimming pool as well as emptying of the cess pit.

Tenants are responsible for water, electricity and internet/Wi-Fi bills as well as diesel for the boiler.

This Villa is UNFURNISHED

Available for rent from July 1st 2024

















