



## Ozankoy

**Price £499,950**

We are delighted to offer this recently renovated character property in Ozankoy. This traditional 3 bedroom property with a private pool sits on half a donum of Turkish Title land with stunning views of the Mediterranean and mountains. Part of the property is over 200 years old and has many of its original features with a modern twist, for example a stainless steel kitchen with a concrete worktop and many more! Viewing a must!



## Living room

29'9" x 10'5" (9.07 x 3.20)

East and north facing aspects. Polished concrete flooring. Fireplace. Exit to terrace and BBQ area. Wooden stairs to kitchen.

## Kitchen

33'6" x 15'1" (10.23 x 4.62)

Large north and south facing picture windows. Polished concrete flooring. Modern stainless steel kitchen units and white goods with concrete worktop.

## Master Bedroom

29'2" x 10'0" (8.90 x 3.05)

South and east facing aspect. Wood beamed ceiling. Polished concrete flooring. Wooden steps to open En-suite bathroom

## Ensuite

10'11" x 10'2" (3.33 x 3.12)

North + South facing aspects. Original open fireplace, Balinese handwork cabinet with fitted basin, freestanding bath white suite

## Bedrom 2

10'8" x 9'5" (3.26 x 2.88)

West facing aspect. Flag stone floor

## Bedroom 3

15'2" x 9'8" (4.64 x 2.96)

North facing double doors to small terrace, glazed concrete floor

## Family Bathroom

10'7" x 4'6" (3.24 x 1.38)

Walk in shower, Balinese handwork cabinet with fitted basin, mounted WC

## Hallway

23'10" x 3'11" (7.28 x 1.21)

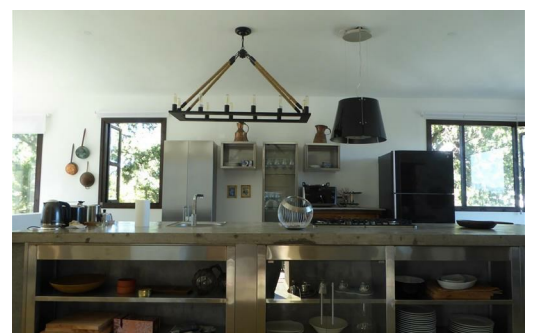
Glazed concrete floor. Exit to pool + terrace

## Swimming pool

26'2" x 13'1" (8 x 4)

## Gardens

half donum (half donum)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		