



Karmi

Price £230,000

Charming Pre-74 British Freehold Village Home in Karaman (Karmi).

Nestled in the idyllic and highly desirable village of Karaman (also known as Karmi), this two-bedroom village house offers a rare opportunity to own a slice of traditional Cypriot charm with the added security of a Pre-74 British Freehold Title. This status not only ensures a solid and secure legal footing for international buyers but also adds to the investment appeal of the property.

The interior boasts a thoughtfully designed open-plan layout that seamlessly combines the lounge and kitchen areas, promoting a cozy yet functional living space. Both bedrooms are generously sized doubles, complemented by a well-appointed family bathroom.

Stepping outside, the property truly comes into its own. A decked terrace offers an ideal spot for al-fresco dining or enjoying evening drinks against a stunning backdrop.



Lounge & Kitchen Area

24'3" x 11'0" (7.4 x 3.36)
North, East & West facing window aspects,
double doors leading to terrace,
fully fitted kitchen with Arcelik fridge freezer, oven, hob & extractor,
flagstone Gonyeli flooring, pine beam ceiling with fan & light.

Master Bedroom

10'2" x 19'0" (3.11 x 5.8)
North facing double doors leading to lower terrace,
fabulous sea views, feature fireplace,
pine beam ceiling with fan & light, arch stone entrance.

Bedroom 2

12'9" x 10'11" (3.90 x 3.34)
East facing window aspects, pine beam ceiling with fan & light,
Large fitted wardrobes, Gonyeli flagstone flooring.

Bathroom

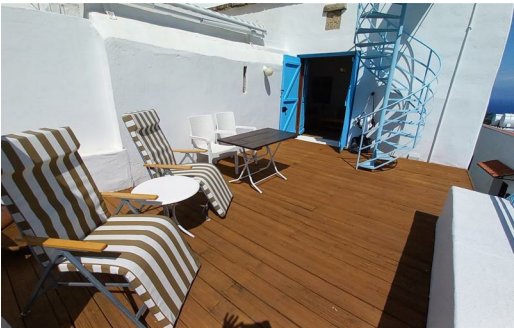
7'1" x 7'6" (2.16 x 2.29)
East facing window aspect, Large bathtub & overhead shower,
Basin, toilet unit, wall mounted mirror, washing machine & utility cupboard.

Staircase

11'1" x 3'0" (3.39 x 0.92)
North facing window aspect,
Flagstone Gonyeli steps,
access to downstairs bedrooms & bathrooms.

Garden & Terraces

754'7"6'6" (230m2)
The property boast a boutique garden with a variety of plants & citrus trees.
Three separate terraces - Garden, Lounge & Roof-Top all with breathtaking views.



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

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