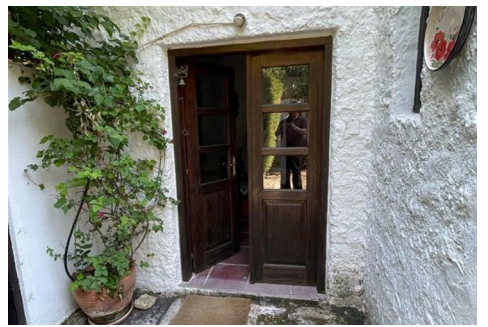




Price £87,000

Charming 3-Bedroom Leasehold Property in Bellapais with Exceptional Terrace and Scenic Views

Located in the heart of the historic and highly sought-after village of Bellapais, this enchanting 3-bedroom leasehold property effortlessly combines traditional Cypriot character with serene Mediterranean living.

The highlight of this home is undoubtedly the expansive terrace — a truly breathtaking space that captures panoramic views stretching from the shimmering Mediterranean Sea to the majestic Bellapais Abbey. Thoughtfully designed for outdoor living, the terrace offers ample space for al fresco dining, entertaining, or simply unwinding while soaking in the tranquil beauty of the surroundings. Whether it's a quiet morning coffee or a sunset gathering with friends, this space is an ever-changing canvas of natural light, sea

ENTRANCE HALL

19'5" x 9'8" (5.93 x 2.96)
South facing double wooden door and West facing window.
Stone effect ceramic floor, traditional bamboo and beam ceiling.
Under stair storage.

BEDROOM 1

15'4" x 9'3" (4.68 x 2.83)
North facing French doors with Juliet balcony and views of the sea and Abbey.
Ceramic stone effect floors, traditional bamboo and beam ceiling, inverter air conditioning.

BEDROOM 2

9'11" x 12'1" (3.04 x 3.70)
North facing window
Ceramic stone effect floors, traditional bamboo and beam ceiling, fitted wardrobes and inverter air conditioning.

BEDROOM 3

12'2" x 10'2" (3.73 x 3.10)
North facing window
Ceramic stone effect floors, traditional bamboo and beam ceiling, fitted wardrobes and inverter air conditioning.

BATHROOM

9'3" x 5'4" (2.84 x 1.64)
South facing window
Travertine floor, ceramic wall tiles, travertine vanity unit, large walk in shower, bamboo and beam ceiling.

WC

6'2" x 3'0" (1.88 x 0.93)
South facing window
Travertine floor, ceramic wall tiles, white pedestal basin and WC unit, beam and bamboo ceiling.

BASEMENT (OLD DONKEY ROOMS)

24'8" x 10'0" (7.54 x 3.05)
Access by internal staircase. North facing external wooden doors.
Ceramic floors, bamboo and beam ceiling. Large storage space.

BASEMENT (LAUNDRY ROOM)

9'3" x 11'0" (2.83 x 3.36)
North facing window
Currently used as a laundry room.

KITCHEN

9'5" x 9'11" (2.88 x 3.03)
South facing window, North facing arched double doors to terrace.
Bespoke Oak fitted kitchen with composite stone work surface. Arcelik black appliances (hob/oven, extractor fan, dishwasher and fridge/freezer)

LIVING ROOM

19'3" x 9'10" (5.89 x 3.01)
North facing 2 arched French doors to terrace, West facing double doors
Ceramic stone effect floors, traditional bamboo and beam ceiling, inverter air conditioning and traditional fire place.

TERRACE

36'5" x 11'11" (11.12 x 3.64)
Large part covered terrace with breathtaking views of the Mediterranean and Abbey perfect for Al fresco dining and entertaining.
Built in bench seating and BBQ.

GARDEN

Private walled, terraced garden with an array of mature fruit trees including a lemon tree, avocado tree, mango tree and bitter orange.

LEASEHOLD PROPERTY

Leasehold property with 5.5 years remaining on the lease with an annual lease payment of £1800.

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