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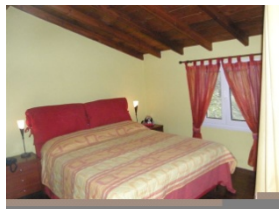
FULLY FURNISHED HOME FOR SALE

A charming two bedroomed detached house, complete with gardens, separate guest studio, pool and patios, situated in the peace and tranquility of the valley of Mitilinioi, close to the village with its traditional village square, tavernas and stores.

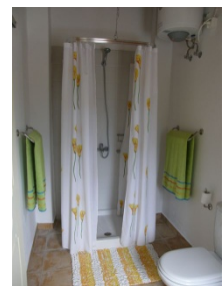
The island's capital Samos Town and main port, the picturesque village of Pythagorio, the airport and many beaches and beautiful mountain walks are just a short drive away.

The plot of land is 2,538 square meters with a concrete drive from the main road leading to the property, which consists of

- The main house with two bedrooms en suite, kitchen, bathroom, dining room and several patios, all with double glazing throughout;



- The separate guest studio has a twin bedroom and living area and a separate bathroom;



- **Around the house**

58 Square meters external tiled patio areas to front and rear of the main house and separate enclosed area with built in barbecue and stone paving floor of 13 square meters.

Four by three meter pool, 1,5 meter deep with filtration system and pool equipment.



- Oil fired central heating with 1,000 litre oil storage tank and 6 radiators
- Mains electric throughout the property
- Spring water to the property via 80 meters deep, private bore hole
- Telephone and ADSL connection
- Drainage to two septic tanks, for the main house and the studio
- Mains water available but not yet connected to the property.

DIMENSIONS

Internal room dimensions (in meters)		
• Dining room	• 4.96 x 2.88 meters	• 14.28 square meters
• Kitchen	• 2.76 x 2.65	• 7.31
• Bathroom	• 2.65 x 1.92	• 5.09
• Lounge	• 4.95 x 6.27	• 31.04
• Bedroom	• 4.00 x 2.80	• 11.32
• Laundry room	• 2.42 x 2.04	• 4.94
• TOTAL FLOOR AREA		• 73.98
First floor master bedroom		
• With a gallery landing, fitted wardrobes and en suite bathroom		• 24,50 square meters

Seperate guest studio		
• Bedroom & living area	• 4.73 x 3.64 meters	• 17.22 square meters
• En suite bathroom with shower, toilet , vanity unit	• 3.43 x 1.69	• 5.80
• TOTAL FLOOR AREA		• 23.02 square meters

ITEMS INCLUDED IN THE SALE

Dining room

- dining table
- 4 chairs
- 1 wall light fitting
- 2 free standing light fittings
- 1 coffee table

Kitchen

- all units
- AEG ceramic oven
- LG frost free combined fridge & freezer

Bathroom

- storage cabinet with mirror
- wooden storage unit
- shower rail and curtain
- pedal bin

Lounge

- 2 sofas
- 2 coffee tables
- 2 glass shell display units
- 2 floor rugs
- large drawer unit
- tall wooden cupboard with glass door
- storage box
- glass topped table
- Sharp TV
- all curtains
- 4 table lamps
- free standing light fitting
- wood burning stove

Downstairs room

- all curtains
- ceiling light fitting

Laundry room

- Zanussi washing machine
- two door metal storage cupboard
- fridge/freezer for barbecue drinks & food
- central heating boiler

Main bedroom

- king size bed with storage under
- two sets of built in wardrobes
- two 3 drawer bedside cabinets
- two bedside light fittings
- large 5 drawer storage unit
- bathroom cabinet
- ceiling light fitting
- airco unit
- curtains