

## Glossa Houses



### Bougainvillea House

GH017



the guest house



harbour view



the front door

Description	A substantial two bedroom house with a separate small guest house, a large garden space and stunning views down to Loutraki harbour. Ready to occupy at a very good price.	
Location	Close to the centre of the village whilst being completely secluded.	
View	Brilliant harbour, coast and mountain views.	
Outside	The house has terraced gardens down to the river, room to build another bedroom, a terrace and balcony.	
Inside	Two bedrooms, dining room, kitchen and bathroom.	
Size in sq metres	Around 100 sq metres on two floors, plus 25 sq metre guesthouse and 200 sq metres of terraced gardens.	
Getting there	A short walk from the centre of Glossa.	
Vehicle access	You can get a car within about 100 metres.	
Walking distances	Mini market, bakers and supermarket 5 minutes, tavernas 10 minutes, bus 12 minutes. You can walk down to Loutraki harbour and beach in about 30 minutes.	
Water	Mains water is connected.	
Electricity	The house has electricity connected.	
Bathroom	There is a bathroom.	
Kitchen	The house has a new kitchen.	
special features	Bougainvillea House is ready to move in – a perfect holiday home or letting.	
Purchase price		€130,000
Cost to make habitable		€ 0
Cost to make rentable		€ 3,000
Extras	These are approximate figures - allow 10 - 12% on top of the price.	

solicitor	€ 1,200
notaries	€ 2,400
tax	€ 6,480
commission	€ 2,400
total	€ 132,480

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the small print

The purchase price is based on our current information and you can sometimes negotiate down slightly. We will get the best price we can for you. Tax and legal cost estimates are for guidance only, but should give you a good idea. All sizes are approximate, based on our best estimates. Refurbishment costs are estimates based on using average materials.



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