

## 5 Bedroom House for Sale in Pedoulas, Nicosia District

Reference ID: #SA33841 Price details: €1,100,000 Detached House for sale in the foresty area of Pedoulas. The house consists of a total of 5 bedrooms, 3 WCs, a living room area, dining room, sauna, and a storage room previously used as a gym. The internal area of the house is approximately 275sqm. Externally, it consists of a woodworking shed, a small one bedroom wooden cabin / out-house, a large garden with outdoor bar and barbeque area. Moreover, the house sits on a c.10,000sqm orchard which was previous used for cultivation of a variety of different fruits as well as a large enclosure/ chicken coop where it use to have chickens, ducks, swans, pheasants and other poultry. The orchard al...



### Property Info

Covered Area	<b>275</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>11080</b>
Pool	<b>No</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA33841</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Pedoulas

Region: **Nicosia**

Coordinates: **34.960266930343 / 32.840202436374**

## Price: €1 100 000 + VAT

VAT for this property is **€125,000** or **€209,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 000.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 000 000 on Mar 22, 2024

€1 100 000 on May 30, 2024



