

3 Bedroom House for Sale in Xylofagou, Larnaca District

A 3-bedroom cosy bungalow in a quiet and beautiful area in the outskirts of Xylophagou village just a few miles away from the sea and a couple of minutes away from the centre of the village and all the amenities.

The bungalow consists of a spacious kitchen, a luxury living room, 3 large size bedrooms with a communal bathroom/WC and a games room. The games room includes a bar and a pool table.

Each of the 3 bedrooms have fitted wardrobes, ceiling fans and window shutters. The master bedroom boasts a walk in wardrobe, perfect for extra storage. The bathroom has been finished with elegant ceramics and there is a separate guest wc for convenience.

The house has a double cove...

Property Info

Covered Area	236
Furnishing	Furnished
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	5924
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Additional info

Reference Number	29491
Property type	House
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	1

Amenities

- Storage room

Location

Location: Xylofagou Region: **Larnaca**

Price: €360 000 + VAT

VAT for this property is **€36,366** or **€68,400**. 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	Excluded	Title transfer fee	~€11 000.00	Common expenses	None
		Price per SQM	€1 525.00/m²		

Representative: 1st Class Homes

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Price change history

€360 000 on May 22, 2024







