

## 4 Bedroom House for Sale in Famagusta District

This four bedroom villa comes with full title deeds.

The villa is situated in a small, quiet cul-de-sac and has a secluded garden area with plants and trees, large swimming pool, spacious patio areas and more than an ample amount of outdoor and entertaining space.

This property boasts an exceptionally spacious open plan living space with lounge, dining area and large fully fitted kitchen with granite breakfast bar. There is also a downstairs guest w.c.

Upstairs are 4 double bedrooms, the master bedroom has an en suite and walk in wardrobe. Plus a family bathroom.

The car port has been converted into a workshop and second kitchen.

The local villag...

### Property Info

Covered Area	<b>200</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>400</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>17010</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## Price: €349 000 + VAT

VAT for this property is **€29,665** or **€66,310**. 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>~€10 560.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 745.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€349 000 on May 28, 2025

























