

#183859

# Expansive Residential Field with a Countryside House in Psevdas, Larnaca

 Psevdas, Larnaca

**€230,000** +VAT





# Overview

## Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 166 m<sup>2</sup>

Type	<b>House</b>
Toilets	<b>1</b>
Plot	<b>6948 m<sup>2</sup></b>
Covered veranda	<b>47 m<sup>2</sup></b>
Uncovered veranda	<b>20 m<sup>2</sup></b>

Status	<b>Incomplete</b>
Year of construction	<b>1985</b>
Furnished	<b>Unfurnished</b>
Energy efficiency rating	 <b>Certificate expected</b>

## Description

According to current planning regulations, this specific width allows for the development of up to three separate residential units without additional costs for formal plot subdivision—an advantage for investors or developers.

Included with the land is a ground-floor home nestled in the heart of nature, in the serene community of Psevdas, Larnaca. Set within a vast 6,948m<sup>2</sup> residential field, this property offers a rare opportunity to enjoy countryside living while remaining connected to nearby villages and amenities.

Originally built in 1985, the house is thoughtfully positioned on the eastern portion of the plot, with direct frontage on Agias Aikaterinis Street and access via a 4.57m right of way through four neighboring parcels. Surrounded by greenery and fresh air, the home lies just 600m from Psevdas Community Stadium and 620m from the village kindergarten, with easy access to Agia Anna, Mosfiloti, and Pyrga.

The home boasts a 166m<sup>2</sup> enclosed area featuring a warm, rustic interior. Step inside through the spacious covered veranda (47m<sup>2</sup>)—which wraps around the south, east, and west sides of the house—into an open-plan layout with a cozy sitting area, dining/living space, and built-in bar, perfect for hosting family and friends. The kitchen includes an additional kitchenette for extra convenience, while three comfortable bedrooms share a well-sized bathroom.

The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8.3m) of construction.

# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

## Features

Balcony, back

Balcony, front

Country view

Easy access to highway

Easy access to main roads

Next to green area

Quiet area

Water well

## Distances

Amenities

 1 km

Airport

 16 km

Sea

 17 km

Public transport

 1 km


Schools

 1 km

## Contact us



**Irimi Kountoureti**

 (+357) 99665708

 m.k.larnaca@gmail.com