



For Sale, House, Detached House, Nicosia, Lagoudera, 114m²

(ID:PR42466), MESA STO CHORIO, LAGOUDERA,
REG. 0/4468

For Sale : **€ 70,000**

Description

Traditional Charm in the Nicosia Hills: Two-Storey House in Lagoudera

Versatile Mountain Residence with Dual Living Potential

Escape to the serene beauty of the Pitsilia region with this two-storey house located in the heart of Lagoudera. Nestled within a picturesque landscape known for its UNESCO World Heritage sites and lush surroundings, this property offers a unique opportunity for a holiday retreat, an agrotourism investment, or a peaceful permanent residence in the Nicosia mountains.

Flexible Architectural Layout

Built circa 1975, the property is designed with a versatile configuration that allows for two independent living units or a large integrated family home:

Ground Floor (65 m²): A self-contained space featuring an open-plan living area and one bedroom. It includes 10 m² of covered verandas and 10 m² of auxiliary space.

Upper Floor (85 m²): A spacious residence comprising an open-plan kitchen and sitting area, three bedrooms, and a full bathroom. This level also enjoys its own 10 m² covered veranda and 10 m² of auxiliary space.

Basement: Includes a functional storage area equipped with an additional bathroom, perfect for mountain gear or utility use.

Key Property Specifications:

Total Plot Area: 114 m²

Road Frontage: Approximately 7 meters along its eastern border on a registered road.

Zoning: Located in Residential Zone H1, featuring a high building factor of 120%, allowing for potential further development or densification.

Accessibility: Easy walking distance to village landmarks—just 90 meters from the Community Council and 150 meters from the Cultural Center.

The Location: Lagoudera Village

Lagoudera is one of Cyprus's most tranquil mountain destinations, offering a cool climate and a rich cultural tapestry:

Cultural Heritage: Home to the famous Panagia tou Araka monastery, a protected UNESCO site.

Nature & Hiking: Surrounded by scenic trails and pine forests, ideal for nature lovers and those seeking a slower pace of life.

Proximity: While offering absolute tranquility, the village is well-connected to Nicosia via the main mountain arteries, providing a perfect balance of seclusion and accessibility.

Make It Yours

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing of this mountain gem!

Details

Property Type: **House**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Detached House**

Bedrooms: **3**

Furnished: **Unfurnished**

Construction Stage: **Resale**

Bathrooms: **2**

Construction Year: **1975**

Kitchen Type: **Open Plan**

Area

Internal Area: **150m²**

Covered Verandas: **20m²**

Plot Area: **114m²**

Further Details

Storage Space





Gallery





