



## Bellapais

Price £449,950

This is a rare pre-1974 villa located in the highly desirable village of Bellapais, positioned along the historic Crusader road. Its location is a major highlight, offering easy walking access to village centres, where you'll find a variety of restaurants, bars, and local amenities, as well as scenic views of Bellapais Abbey and the Mediterranean Sea. The property is arranged across three levels and offers flexible living space:

Ground Floor:

Includes a guest WC, a double bedroom with en-suite bathroom, a separate fully equipped kitchen, and a comfortable lounge featuring a fireplace. The lounge connects to a conservatory, adding extra living space and natural light.

First Floor:

Comprises two bedrooms and a family bathroom. This level also provides access to a large private terrace, ideal for relaxing or entertaining while enjoying panoramic views of

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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