

# EXCEPTIONAL 2-BED BUNGALOW WITH BREATHTAKING SEA VIEWS LOCATED NEAR KAMPOS



**REF:  
YHOC-182**



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**PRICE:  
€275,000**

**HOUSE SIZE: 108.70m<sup>2</sup>**

**LAND SIZE: 733m<sup>2</sup>**

**Exceptional 109m<sup>2</sup> two bedroom single storey villa for sale with breathtaking sea views set above the Gulf of Kambos on the west coast of Crete.**

**Built in 2004 and positioned in an isolated location, this fabulous villa is the perfect home providing great potential for creating a rental business for retreats for yoga or meditation, or to use as a holiday villa ideal for lovers of peace and quiet.**

### **THE PROPERTY:**

This unusual property is located just a short stroll from the crystal clear sea on the west coast of Crete. You can literally hear the sea from the patios. Typical Greek quite traditional house, with the blue sea in the background, it is a dream come true. It perfectly marries tradition with modern facilities, the property is completely walled and fenced, and is built on one level.

One is hit by the modern, simple, lines - the spacious rooms and the views from the exterior will just charm you. Wooden beamed ceilings, built-in benches and a variety of bushes and flowers all blend together in a harmonious and peaceful surrounding.

ATTENTION: due to the legalization laws in Greece, NO changes are possible to be made to this property, it cannot be extended, and the construction of a pool will not be possible.

### **INTERIOR:**

The house consists of a big open-plan living area with an open fitted-kitchen and dining area, two spacious double bedrooms each with a large adjacent shower room and a low tool shed underneath the house.

You enter the property into a spacious open area consisting of the living room, dining room and kitchen. Two large patio doors and lots of windows guarantee the flow of light throughout the property. There is a small kitchen corner equipped with a gas cooker and an oven. A wood burner will keep the house warm on colder days, and sloped wooden beamed ceilings give the house a traditional feel.

The two bedrooms are separate from the main living area; they have been specially designed like this for rental purposes as the actual owner

rents out the house during the summer months. Useful storage space has been cleverly integrated under the roof which is slanted and has wooden beams.

The bedrooms and bathrooms cannot be accessed from inside the house. Each bedroom has an individual entrance and an en-suite bathroom with a built-in shower. Both bathrooms have an access door to the veranda and one of the bathrooms houses the washing machine.

### **EXTERIOR:**

The house is surrounded by a wrap around garden bordered with bushes, flowers and a few fruit trees including 7 olive trees. Plenty of spacious, tiled-covered pergolas provide shady areas to different parts of the house according to the season and are ideal for outdoor living. The west facing terrace has a few sun beds for relaxing. There are stone pavements all over for easy maintenance and the plot has been entirely terraced. The plot is surrounded by stone walls and has a metal entrance gate.

A stone tiled path leads to the back of the house and the main entrance door.

A covered veranda protects the main entrance and is equipped with rolling windscreens. This veranda has a big wooden bench and a marble top table for exterior living. There is also a small sink on this veranda, which could serve as exterior kitchen if one would want to.

Under the east bedroom there is a useful (1,5m high) storage room/basement.

There are shady and sunny areas, the perfect places to relax and enjoy a glass of wine. The back of the house is protected from the wind and there is always a shady corner or terrace, no matter the time of the day. In summer time, the house is cooled by the wind.

The property was repainted in November 2022 and a new roof was installed in 2020.

### **THE AREA:**

The closest village is called Kambos and is located on the hill 5km from the property. Kambos has a couple of tavernas and a mini market to cover your daily needs. Big shopping needs to be done in Platanos or Kastelli. The beach is pebbly and is quiet and remote. There is a small fishing harbor used only by the locals. The spectacular drive to Kastelli and the shops takes about 50 minutes.

The house is located in an isolated area, with no shops or businesses in the nearby surroundings. It is an ideal place for lovers of nature, peace and quiet, far from the hustle and bustle of a city. The sea is literally only 180 meters from the property but it is not really a beach, rather a rocky coast. There is a small pebble beach near the little port 900 meters away.

The most famous beach of Western Crete, Elafonissi, is just a 40 minute drive from the house via the beautiful coastal road on West Crete. On the way to this famous pink sanded beach, there are numerous restaurants/tavernas which are open during the summer months. The amazing sandy beaches of Falasarna are also a 45 minute drive from the house! Yet the area in which the property is located is much less touristy than its famous neighboring beaches of Falasarna and Elafonissi!

This stunning property offers a memorable stay in tranquility and relaxation with enchanting views of the crystal waters. Ready to move in and enjoy, it also offers masses of choice and potential – must be seen!

## FEATURES:

- Wooden doors & windows with shutters
- Fully-equipped kitchen with electrical appliances
- Solar panels
- All furniture
- Built in wardrobes
- Fully furnished
- Beamed ceilings
- Ceiling fans
- Wood burner
- Mature garden shrubs and trees
- Fully-walled and fenced plot
- Parking for 3 cars
- Reserve water tank (1000 liters)
- Exterior of house recently repainted
- Landscaped garden with paved paths
- Automatic watering system

