

STUNNING 2-BED RENOVATED PROPERTY IN THE SEASIDE VILLAGE OF KALYVES



**REF:
YHOC-211**



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**PRICE:
€265,000**

HOUSE SIZE: 126m²

LAND SIZE: 147m²

A truly stunning, stylishly renovated property for sale, located in the traditional alleys in the heart of the popular seaside village of Kalyves. An amazing opportunity in a privileged location in Western Crete.

This stunning house was renovated by the previous owner. A second renovation took place in 2017 by the actual owners who kept improving the property over the years using custom-made, high-quality materials. It retains many wonderful original features such as wooden doors, windows and floors, wood beamed ceilings, original niches and an original oven converted into a shower room.

THE INTERIOR

The property consists of 2 houses that have been converted into one large property, but there are still 2 entrances from two different narrow alleys.

The smaller house used to belong to a fisherman while the bigger house was housing the family of a winemaker.

You enter the house on street level through a heavy double wooden door. In the courtyard, the old traditional oven has been converted into a beautiful niche with a sink next to it. A detail but important: due to the thickness of the walls, the shutter closes from the inside making it much easier to close them.

From here you have 2 options: take the stairs leading to the first floor and the living room or enter from the ground floor.

From the ground floor you enter a "vestibule" (prothalamo in Greek) which used to be used to receive guests in the old times and is now used as a library. To the right there is a bathroom with a tub, an electric towel rail and custom-made cupboards. Two steps down lead to a spacious double bedroom with a white wooden beamed ceiling, a small walk-in wardrobe and a beautiful antique free-standing wardrobe from the 18th century.

Still on the same floor, passing another antechamber and an ancient stone arch, there is another larger bedroom complete with niches, reversible air conditioning, beamed ceilings and a huge, restored stone arch. A skylight ensures the constant flow of light through the room which is currently used as a living room by the actual owners.

There is a shower room with a glass entrance door, a basin, niches and custom-made furniture to make it all fit. The bathroom used to be a huge oven transformed into a tasteful shower room with a skylight, incorporating an ancient arch and original local stonework. A piece of ingenuity!

Still in the same room there is a small kitchen corner with wall mounted cupboards, a sink, an electric hob and a heavy wooden door opening onto the back alley.

A wooden staircase leads to the first floor and the comfortable light, cozy living area with a high sloped beamed ceiling and the kitchen corner. The kitchen is small but functional, U shaped and fitted with an oven, an integrated hob and main appliances. The living room has 2 sofa beds and some of the furniture has been custom made. Throughout the property, all electrics have been renewed and the house is connected to the sewer system.

The owners used to travel a lot and have brought a lot of furniture and lamps from faraway places like Bali, Peru, Mexico. Most of the furniture is included in the price.

This unique property has kept many of its traditional features whilst still being brought up to modern day living standards. It is in an immaculate state, ready to move in.

THE EXTERIOR

From the living area there are 2 accesses stepping out to outdoor terraces, one to the east and one to the west. The west facing terrace has a sitting corner with outdoor furniture and is covered with a beautiful mature vine and a colorful bougainvillea, all set up and tastefully decorated, the ideal

breakfast area protected from the sun during the hot summer days.

The west terrace is spacious and walled, while mature flower beds guarantee more privacy. It is equipped with a large dining table and 6 chairs and has a retractable awning if one would want shade. This is the ideal place to enjoy the pleasures of outdoor living, dining with friends or just enjoy a glass of wine in a stunning environment.

There is also a small but practical storage/tool room which houses the washing machine.

THE AREA

The house is tucked away in the narrow alleys of Kalyves in a very tranquil location, yet at easy walking distance from the shops and literally only 70 meters from the sandy beach of Kalyves.

Kalyves has a large school which caters very well for the children of the foreign nationals living in the area and there are also a number of state offices in the village. It is also a popular tourist resort that has maintained its Cretan character. The town runs alongside the sea for a couple of kilometers with the beach at the front and some low hills behind and offers plenty of amenities such as a shops, a SYNKA supermarket, a bank, a school, doctors, dentist, pharmacies, restaurants – most of them function all year round - as well as a KEP (Citizen Community Centre).

There is a tiny, picturesque harbor at the East end of the town with a cantina on the beach nearby. Running alongside the golden sandy beach which starts at the side of the harbor are some really good tavernas and cafes.

The national highway is a 5-minute drive, and one can easily reach Chania town center within 20 minutes.

Chania airport is 45 minutes while Souda port is just a 15-minute drive.

This property is ideal for people looking for a family holiday home, or for all year living as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home.

FEATURES

- Fully equipped kitchen including electrical appliances
- Free standing wardrobe
- Electric heater
- Immersion heater for hot water
- Two reversible air conditioning units
- Telephone and Internet connection
- Satellite TV
- White colored beamed ceilings
- Most of the furniture included
- White wooden doors, windows and shutters
- Double glazed windows
- Fly screens
- Connected to the main sewer system
- Extra storage room



