

2-BED RENOVATION PROJECT WITH GARDEN LOCATED 40M FROM THE BEACH OF KOLYMBARI



**REF:
YHOC-179**



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**PRICE:
€198,000**

HOUSE SIZE: 103m²

LAND SIZE: 284m²

Single level renovation project for sale with 2 bedrooms and 1 bathroom, set in the heart of Kolymbari, less than 50m from the beach!!!

South facing and enjoying full mountain views, this property was built in 1983 and has extra building allowance, allowing a future owner to extend the property and offering great potential.

By adding an additional floor or creating a roof terrace, one would be able to enjoy the splendid sea views to the north and mountain views to the south!

The house is in need of restoration works but can also be lived in while being restored. Once fully restored, this property would have great rental potential or could be ideal as a permanent residence or a holiday home.

INTERIOR:

The main door opens into the living room, which is spacious and bright with mosaic floors throughout. A sliding door opens into a long and narrow hallway, leading the way to the other rooms.

At the end of the hallway is a door which opens to the back of the house. To the left is the very spacious and bright kitchen, equipped with plenty of wooden cupboards, long counter top, and a double sink with a wide window above, providing plenty of natural light and even with a peak of sea views. To the right is the full bathroom with a tub.

Further down the hallway is the guest bedroom with an east facing window, currently used as storage space.

At the far end of the hallway the master bedroom is found, very airy and light, equipped with floor to ceiling built-in wardrobes.

EXTERIOR:

Access is provided via asphalt road. A gate opens onto a cozy garden area with a nice mature lemon tree. The garden extends to two sides of the property and is mostly walled.

A concrete sidewalk surrounds the house and there is also a hard covered area at the entrance of the house, the ideal spot to sit and enjoy the peace and sun!

Although near the beach, the garden enjoys great views of the White Mountains.

THE AREA:

With proximity of about 40m from the long beach of Kolymbari, a dip in the sea is just an idea away!

The property benefits of its splendid location as it is within the well known town of Kolymbari, which offers all types of amenities all year round, such as restaurants, cafes, fish taverns, port, super market & mini markets, post office, schools, local shops, as well as the local market every Friday.

Kolymbari is a lively village, less than half an hour from the city center of Chania and just 40 minutes from Chania International Airport. The famous beach resort of Platanias is 15 minutes driving.

FEATURES:

- Full kitchen with cupboards
- Mosaic floors
- Private garden
- Mostly walled and gated
- Telephone/Internet points
- External taps
- Mostly walled and gated
- Extra building allowance
- Connected to main sewage system

