

# THREE LEVEL STONE BUILT PROPERTY WITH PRIVATE COURTYARD IN MELAMBES



**REF:  
CCM-026**



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**PRICE:  
€40,000**

## **HOUSE SIZE: 108m<sup>2</sup>**

**This three-level stone house is waiting for someone to realize its beauty and restore it at its former glory.**

The property on land plot of 108m<sup>2</sup> is located between two picturesque alleys providing two different entrances.

The house is on three levels with a private inner courtyard, plus two roof terraces with views at the village lane, countryside and mountains.

The lower level is approximately 108m<sup>2</sup> and has only been used for storage, but could become part of the living space.

The upper level provides approximately 55m<sup>2</sup> of living space in addition to the outdoors bathroom, a small room with a terrace attached to the village street, an inner courtyard and a staircase to the roof terrace.

Through a staircase in the courtyard to the upper a room measuring 22m<sup>2</sup> with a terrace.

The house will need to be considered as a fully restoration project and has all the potential to become a lovely charming home.

### **THE AREA**

**Melambes** lies 45 kilometers from Rethymno town. The closest resort is Agia Gallini, which is about 5 km away. The village of Melambes has all the basic amenities and offers some touristic facilities, including a bakery, studios, mini-markets, a tavern and a few cafes.

### **FEATURES**

- Private inner courtyard
- Stone built house
- Close to amenities
- Near to resort town and to Rethymno city
- Investment opportunity
- Storage space