

# SPACIOUS 2-BED PROPERTY IN RURAL AREA IN LAKOUS/AGIOS NIKOLAOS



**REF:  
CRA-013**



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**PRICE:  
€160,000**

**HOUSE SIZE: 100m<sup>2</sup>**

**LAND SIZE: 3,000m<sup>2</sup>**

**Modern detached home in countryside location.**

**A detached modern house of recent construction located in a beautiful quiet rural area, yet within a 15 minute drive of the resort town and beaches of Agios Nikolaos, East Crete.**

The property has central heating, double glazing with external shutters and solar water heating.

The house is on **3 levels** and comprises on the **upper level** Large open plan living room with fireplace.

Wonderful countryside views and access to balconies.

Fitted kitchen area with units and appliances

Cloakroom with wash basin and WC.

Internal stairs down to the middle level.

Hallway.

2 double sized bedrooms with fitted wardrobes and balcony access.

Modern shower room with shower cubicle, wash basin and vanity unit, WC and plumbing for washing machine.

The lower level of the property is an unfinished basement which can be used for storage or further living space.

## **EXTERIOR**

Parking.

Uncultivated plot.

The total size of the house excluding the unfinished lower level is approx 100m<sup>2</sup>.

The unfinished area is approx 50m<sup>2</sup>.

The total size of the plot is approx 3,000m<sup>2</sup>.

## THE AREA

The area known as Lakonia is located in the midst of some beautiful countryside.

It comprises a network of small villages nestled together in the valley and olive groves with the mountains forming a backdrop. The cosmopolitan town of Agios Nikolaos with all amenities and local beaches is within a 15 minute drive.

The international airport of Heraklion is within a 40 minute drive.

Please note that all measurements and distances are approximate and intended as a guide only.

The advertised property price does not include buyer real estate agent fee, buyer legal and administrative costs or purchase tax.

## FEATURES

- Balcony
- Double glazing
- Fireplace
- Central heating
- Mountain view
- Within 1 hour drive of airport

