

LOVELY 2-BED VILLA WITH MOUNTAIN VIEWS VERY CLOSE TO ALMYRIDA



**REF:
YHOC-1042**



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**PRICE:
€350,000**

HOUSE SIZE: 95m²

LAND SIZE: 1,700m²

This fantastic 2 bedroom villa sits on a large plot on the side of a hill with stunning panoramic views overlooking the mountains and the surrounding countryside.

Built in 2004 and renovated in 2011, this beautiful and well kept villa is located in Agios Vassilis, a neighborhood just a few minutes' drive to the beach and shops in the lively sea side village of Almyrida.

INTERIOR

This very well kept house is built on 2 levels. You enter into the open living/kitchen area with the L shaped light colored kitchen on the right. The kitchen is fully equipped with stainless steel electrical appliances including a dishwasher and a ceramic hob. The separate dining room is on the left. This area was originally a bedroom on the plans, but the actual owners use it as a dining room. This room could easily be converted in a 3rd bedroom if wanted. A patio door opens from the kitchen to the covered exterior pergola.

The living room is equipped with a built-in pellet stove that is connected to radiators in order to distribute the heat in the entire house. Plenty of patio doors and windows make the areas light and bright providing a constant flux of light throughout the entire house.

Also on this floor is a double bedroom equipped with a reversible air conditioning unit, a TV, a floor to ceiling wardrobe and an adjacent shower room. A small covered patio at the back of the bedroom provides a cool shady place during the hot summer months.

Stone stairs lead to the top floor consisting solely of the master bedroom and an adjacent shower room. Lots of windows and a patio door make the room very bright. The modern shower room has a built-in glass cabin and a towel rail. On top of the

bathroom is a small built-in storage room. The ceiling on the top floor is wooden beamed and vaulted, including in the bathroom. The bedroom is equipped with a reversible air-conditioning unit and floor to ceiling wardrobes. A patio door gives access to a spacious partly covered terrace offering amazing mountain views.

EXTERIOR

The large plot is fenced and accessed through a metal gate. The access road has been recently asphalted and the access inside the property to the house is stone paved. Three steps lead to the main covered entrance. The plot is divided in 2 flat parts; the lower part is planted with mature carob trees providing shade. The construction of a pool would be quite easy as the ground is not rocky and it is flat. Stone pavements and big pebbled areas make the maintenance easier.

From the kitchen, a patio door opens to a very large and flat stone flagged exterior area under a wooden pergola covered with tiles and supported by stone columns. This is the ultimate place for outdoor living and enjoying the views. Big enough to sit the family, with the stone built BBQ (covered with a tiled roof and a sink at hand) within reach and access to the kitchen; this is the place to be enjoy quality time.

An exterior storage room houses the washing machine and the pressure pump for the water.

The property is currently used as a holiday home but is very well equipped and could be used as a permanent residence.

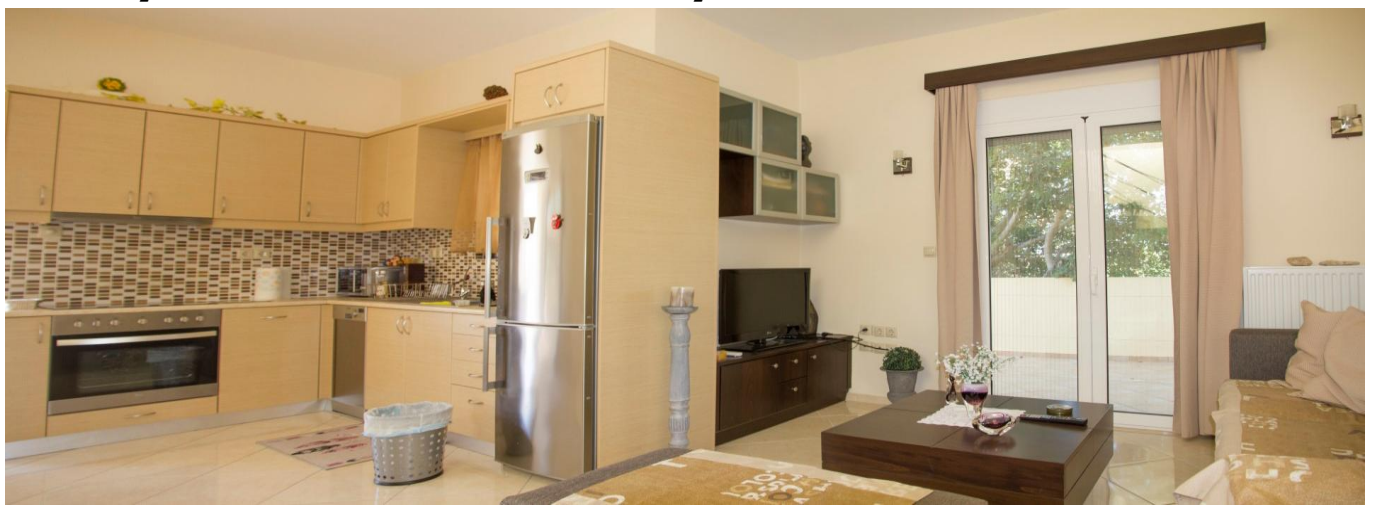
THE AREA

Agios Vassilis is a quiet neighborhood with just a few houses located on the hill behind Almyrida. It takes just a few minutes by car to reach the beach.

The famous and lively beach resort of Almyrida with its sandy beach is just a 5 minute drive by car and offers all kinds of amenities such as bakery, pharmacy, cafes, restaurants, water sports, a port and many more. The bay is known for its crystal clear waters and is safe for children.

Chania city center is a half an hour drive while the International Airport of Chania is a 40 minute drive.

This villa is ideal for summer vacations with friends and family but would also make a great investment for holiday rental or a home away from home.



FEATURES

- Solar panels
- Air conditioning throughout
- Fully equipped kitchen including electrical appliances
- Built in wardrobes
- Reserve water tank
- Pellet powered fire place
- Fully furnished
- White aluminum doors, windows and shutters
- Double glazed windows with fly screens
- Stone built BBQ
- Plenty of parking space
- Beamed vaulted ceilings on top floor
- Gate at entrance
- Extra exterior storage space
- Fenced, walled and gated plot
- Large covered exterior sitting area