

# COZY 2-BED PROPERTY IN A WELL KEPT DEVELOPMENT OF PRIVATE HOMES IN SOURI



**REF:  
YHOC-210**



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**PRICE:  
€173,000**

**HOUSE SIZE: 67m<sup>2</sup>+21m<sup>2</sup>Basement**

**LAND SIZE: 130m<sup>2</sup>**

**For sale, a cozy 2-bedroom property located in a well-kept development of private homes in the village of Souri, ready to move in.**

**Souri Village Resort was built in 2008 by a Danish developer, Danish engineer and Cretan architect - ensuring the very highest quality of design builds and finish.**

## **INTERIOR**

Entering the house from the main entrance, you walk into a light and airy open living area. A double patio door opens to the east facing terrace, where exterior furniture has been installed, the perfect place for outdoor wining and dining. From here steps lead to the garden and the basement.

The "L" shaped kitchen is fully equipped with stainless steel fitted electrical appliances including an integrated dishwasher and plenty of light-colored cupboards for storage. Still on the ground floor there is a small storage room under the stairs as well as a separate WC.

Tiled steps secured with a wooden banister lead to the first floor consisting of 2 double bedrooms and a common bathroom.

Both bedrooms are equipped with reversible air conditioning units and comprise a 3-doors floor to ceiling, built-in wardrobes and a common balcony. One bedroom has 2 single beds and the other one double bed.

The fully tiled bathroom provides a shower protected with a sliding shower door, the washing machine and the tumble dryer.

A few interesting points: the house has recently been upgraded with a brand-new solar panel, a fridge/freezer and outdoor furniture.

A wood burner has been installed for the colder winter days. A timer has been installed for the electric water heater (in case there is not enough sun to heat the water) that stops the heating after a maximum of one hour, so it's impossible to forget the heater running for longer than that.

## **EXTERIOR**

A fully tiled pathway leads to the house from the parking. The main entrance is covered and provides the much-needed shade for the hot summer months.

A small garden offers a couple of mature and lush trees and shrubs providing even more shadow. From the side, a staircase leads to the 21m<sup>2</sup> basement equipped with a reserve water tank and a pressure pump. This is a perfect storage area to store p.e. the sun beds and umbrellas, BBQ etc.

The house is surrounded by a low stone wall.

The whole Souri Village Resort is full of well established beautiful Greek flowers, trees and plants - all contributing to a welcoming, relaxing atmosphere. The gardens are beautifully landscaped with colorful displays throughout the spring and summer

The Souri Village Resort also offers beautiful, well constructed shared areas, parking spaces and a fantastic pool area of 11m X 18m for adults and 5m diameter pool for children. It comprises of extensive terraces for sunbathing, comfortable furniture, parasols and a large BBQ for general use.

The villa's location within the complex is undoubtedly one of the best, with the most open view and a cooling breeze from the sea most hours of the day. The resort is located in a high area with perfect weather.

## THE AREA

The development is located on the edge of a wonderful, peaceful and typical small Cretan village called Souri. This traditional village is located a very short distance from the larger village of Vamos that offers all sort of amenities and is just a short drive from the famous beach resorts of Kalyves and Almyida.

The well known and lively beach front town of Georgoupolis is just 7km away and also offers many types of amenities.

**Set on its own private, easy to maintain plot and with plenty of external seating areas, this property is ideal as a holiday home.**

**The property can also be a great investment - providing a rental income.**

## FEATURES

- Solar Panels
- Green Aluminum doors and shutters
- Reversible air Conditioning throughout
- Fully fitted kitchen with appliances
- Fitted wardrobes
- Watering system
- Walled property
- 21m2 basement
- Double glazing
- Stunning gardens
- Beautiful shared pool & BBQ area
- Fully furnished
- Parking space
- Electrical appliances
- Reserve water tank
- Internet connection
- Immersion heater

