

# STYLISH 3-BEDROOM VILLA WITH POOL, GARAGE & OWN ELECTRICITY SUPPLY IN VILLAGE OF AFRATA



**REF:  
AFRATA KAMARES**



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**PRICED AT  
€325,000**

## **HOUSE SIZE: 150m<sup>2</sup> PLOT SIZE: 1,300m<sup>2</sup>**

**A truly amazing house, set quietly away, beside the tarmac road leading into the village of Afrata - or down to the beach just 400m away.**

This unique villa is built in the traditional village of Afrata, and lies just 400m from a beautiful cove. Afrata stands above the fishing village of Kolimbari and is reached by a wide tarmac road with fantastic views across the sea to Chania and to the White Mountains before entering a wide plateau of olive groves.

The 150m<sup>2</sup> villa stands on a walled plot of approximately 1,300m<sup>2</sup> landscaped with trees and shrubs set by old stone walls and an original 200 year old olive press. A spacious stone-paved courtyard leads up to the front terrace. To the rear lies a wonderful mature landscaped garden with olive and citrus trees, a shrubbery and vegetable garden. The garden area also has an eating terrace with a pergola-covered BBQ, a jacuzzi and an 8m x 4m heated swimming pool.

### **INTERIOR**

Inside there is a spacious open-plan kitchen/dining area with black granite worktops, white goods and a walk-in pantry. Off the kitchen, three steps lead down through a stone arch into the large lounge and a study (or further bedroom, separated by a glazed stone archway). To the left of the lounge is the comfortable master bedroom and dressing area, with en-suite bathroom complete with a spa bath and separate shower. Off this bedroom, with its three arched windows, is a room currently used as a gym/reading room but which could be used as a further bedroom.

Off the lounge there is also a utility room leading to a luxury WC with a washing machine and storage. Another door leads out into the conservatory/summer kitchen with black granite island, built-in fat fryer, BBQ and gas hob, dishwasher, fridge and freezer.

From the main dining area there are two further bedrooms, one with its own en-suite bathroom and shower. The whole house is bright, with double-glazed windows and fly screens, cottage-style wooden doors and beamed ceilings throughout. The internal floors are tiled and outside areas are stone paved and gravelled.

## **EXTERIOR**

There is a stone stairway leading to the roof where there is a pergola and a stunning view of the mountains and the surrounding countryside. The property is contained by a boundary wall with a wooden trellis has a shed and small greenhouse. There is a garage with a side door and an automatic electric roll-down door.

The house has full thermostatically-controlled infra-red heating in all rooms, as well as focal point 'living' gas fires, supplied with gas from the economical large gas tank. There is also a complete photo-voltaic system providing the house with electricity throughout the year.

## **THE AREA**

Afrata is a mountain village with a secret.

Set above the picturesque fishing village of Kolimbari which provides all the necessary amenities including supermarkets, bakeries, tavernas, cafes, shops, bank, dentist, post office etc the village is reached in a five-minute drive along a wide, winding, tarmac road with stunning sea and mountain views. The village itself has a mini-market and two excellent tavernas serving traditional Greek cuisine which remain open throughout the year.

Afrata has a friendly, multi-cultural community with a few ex-pats who appreciate living amongst the locals. The entire village comes together at Easter and at the Honey Festival in August each year.

Walk or drive down the gorge and you'll discover the hidden gem which makes Afrata the only mountain village with its own beach. A delightful spot to fish, swim or snorkel and with an excellent kantina open during the summer months where you can sip a cold drink or enjoy superb home cooking.

**Chania Airport is just 45 minutes away.**

### **Features:**

- Split-level, single-storey home with three bedrooms and three bathrooms
- Cavity wall construction
- Double-glazed windows with fly screens
- Set on tarmac road for easy access to village and beach
- Superb heated swimming pool with Jacuzzi-style spa
- Roof garden and roof terrace.
- Private landscaped gardens
- BBQ
- Summer kitchen
- Quality air conditioning systems throughout
- Photo-voltaic solar system generating FREE electricity
- Beamed, wooden ceilings and stone archways throughout the house
- Solar water heating system
- Ceramic 'living gas fire' in Art Deco design
- Garage with electronic door and parking for two cars
- Water tank with pump
- Satellite TV and fibre optic Broadband Internet

