

# CHARMING 2-BED SINGLE STOREY HOME SET IN THE RURAL VILLAGE OF KALIDONIA



**REF:  
KALIDONIA HERA**



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**PRICED AT:  
€129,500**

**HOUSE SIZE: 80m<sup>2</sup>**

**PLOT SIZE: 550m<sup>2</sup>**

**Lovely well laid out single-storey house in the rural village of Kalidonia.**

**This property is located in a charming small village close to Kolimbari. It has wonderful views over the olive groves towards the surrounding hills.**

The garden area is fully-walled and fenced with sliding wrought iron gates onto a flat concrete parking area for three cars. The garden has orange, lemon, grapefruit, apple, pear, apricot, olive and mulberry trees together with a grapevine and many flowering shrubs including rose, bougainvillea and jasmine.

This well-maintained house has a pitched tiled roof and tiled terraces to the front and side. Windows, shutters and front doors are white aluminium.

The front door opens into a spacious and bright open-plan dining/living area, incorporating a modern fitted kitchen with an electric cooker and large fridge/freezer.

Double sliding glass doors from the lounge area lead to a covered tiled terrace, perfect for outdoor dining.

The house is very bright and airy with high wooden ceilings to ensure the rooms are cool in the summer months. There is also an air conditioning unit in the lounge as well as a TV aerial point and telephone line.

The small hallway leads to a fully-tiled bathroom which has a toilet, shower, wash basin and a washing machine (there is room to fit a bath if required).

There are two double bedrooms both of which have large fitted

wardrobes. One bedroom has a door leading to the rear terrace.

There is a large loft area, with lighting, useful for storage and accessed from the hallway.

The traditional Cretan village square is just a 2-minute walk away, with two kafeneons and a mini market. Kalidonia is in a central location with easy access to the national highway. Chania is a 25-minute drive, Souda port 35 minutes and Chania airport 45 minutes.

**In Kolimbari, which is located within a 5-minutes drive, there are various shops, services and a harbour, several restaurants specializing in local fish and a beach. A short distance away is the beautiful beach of Ravdoucha and the Rodopou peninsula. Kastelli which has a ferry port is only a 15-minute drive from the property.**

### **Features:**

- Air conditioning unit in the living area
- External taps
- Fully-equipped kitchen
- White goods
- White aluminium doors and shutters
- Double-glazed windows with fly screens
- Floor-to-ceiling wardrobes
- Parking space to fit three cars
- Walled and landscaped plot
- Piped for future installation of central heating
- Loft for extra storage
- Telephone/Internet line
- Beamed ceilings
- Immersion heater
- All furnishing and contents are included

