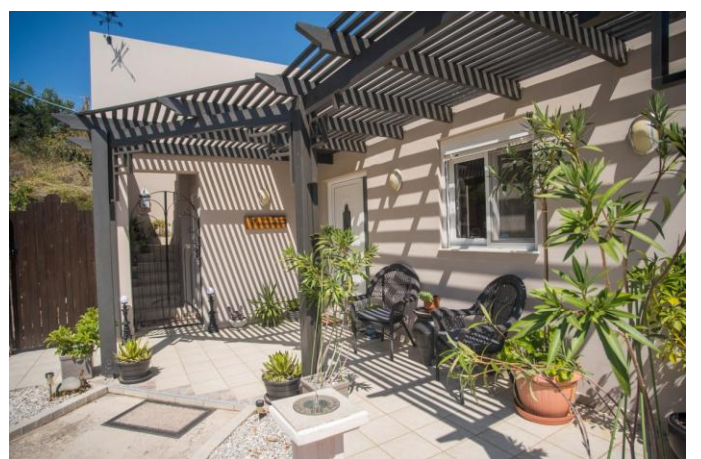


2-BED SINGLE LEVEL VILLA WITH LANDSCAPED GARDEN AND INCREDIBLE SEA & MOUNTAIN VIEWS IN KALLERGIANA



**REF:
KALLERGIANA
MIDAS**



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**PRICED AT
€285,000**

HOUSE SIZE: 100m²

PLOT SIZE: 500m²

MODERN SINGLE LEVEL 2 BED HOME WITH STUNNING VIEWS AND PLUNGE POOL FOR SALE, JUST MINUTES DRIVE FROM KASTELLI.

This high quality property is extremely well maintained by the current owners and its layout is fully functional.

INTERIOR:

As you enter the house, the entrance hall leads to the two double bedrooms and the two bathrooms to the left and into the main living area and kitchen to the right.

The guest bedroom is spacious and is equipped with floor to ceiling double wardrobes and French doors opening onto the side of the property.

Next to the guest bedroom is the family bathroom, modern, fully tiled and equipped with a washing machine and dryer, heated towel rail, cupboards and a wall to wall shower.

Further down the hall is the master bedroom with a spacious ensuite bathroom, fully tiled, also with a wall to wall shower and a heated towel rail.

The master bedroom enjoys incredible sea views and has large floor to ceiling wardrobes, air conditioning, ceiling fans and French doors opening onto the terrace and Jacuzzi area and further into the garden.

To the right of the hallway, an arched doorway leads to the kitchen, dining and living room area. The kitchen is fully equipped and fitted with all modern facilities and has plenty of storage space.

A large stone clad arch separates the kitchen and dining from the main living area.

The living room is bright and airy and is equipped with a log burner, air conditioning and ceiling fans. The stunning views of the Gulf of Kissamos and the rural surroundings are visible directly from inside the living room. French doors open onto the terrace and garden area letting the light flow into the living areas, making them bright and airy.

EXTERIOR:

The entire plot is fully landscaped with lots of care and attention by the current owners.

The parking space is outside the main entrance of the house and is surrounded by flowers, bushes and a couple of fruit trees. There is also an extra storage room.

Outside the main entrance is a sitting area covered by a pergola and south facing, ideal to enjoy the sunny winter days. The area around the house is tiled while the rest is graveled.

A lovely cast iron door leads to the roof terrace with the installations like the solar panels and the water tank. There is a small additional storage space under the stairs.

To the side of the house is a spacious and covered exterior kitchen which one can access either from the parking area or via the kitchen. This is an ideal area for outdoor dining as it is equipped with a graveled part with chairs and tables. The front terrace is covered and tiled and offers ample space for sun bathing or soaking in the 3m X 2.5m plunge pool that also features Jacuzzi jets, while enjoying the amazing unobstructed views spreading across the Bay of Kastelli, the sea and the surrounding olive groves.

A few stone steps lead to the lower level of the garden which is also graveled. Some lovely water features decorate the garden and the sea views are visible from almost every corner of the house.

THE AREA:

Located on the hillside overlooking the Bay of Kissamos, this lovely home enjoys stunning unobstructed views to the sea and the Bay of Kastelli and mountain views as well.

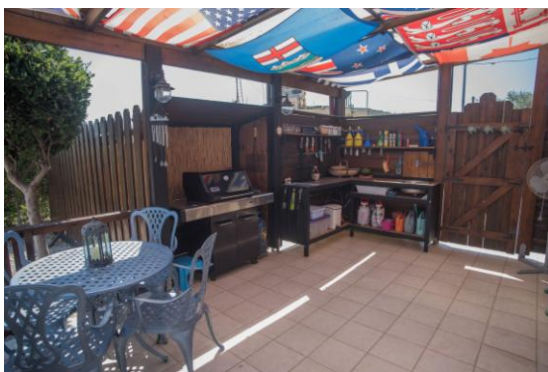
Kastelli or Kissamos - only 7 - 8 minutes away - is a small town of about 2,000 inhabitants, with an attractive little harbour, lots of shops, cafeteria and tavernas mostly along the seafront, a long history and a lively atmosphere. It is a busy place, offering everything tourists may need, although it does not seem very impressive at first.

The harbour of Kissamos is outside the town, linking Crete to the Peloponnese, Kythera, Gythio and Kalamata. There are also daily boat trips to Gramvoussa and Balos Beach.

Kissamos or Kastelli is ideal for people who want to explore West Crete and the fantastic white sandy beaches on the west coast.

In the countryside, yet close to a town. This is the perfect purchase for those looking for a beautiful, good quality home in the peace of a traditional Cretan village.

Must be seen to be truly appreciated!



Features:

- Satellite TV
- Telephone line
- solar panel
- Air conditioning in the master bedroom and living room
- Log burner
- Fully equipped kitchen
- White goods including dishwasher
- 2000 liter reserve water tank
- Central heating system and boiler house
- Extra storage shed
- White aluminum double glazed windows with fly screens
- Floor to ceiling wardrobes
- Roof terrace
- Parking for 2 cars
- Furniture negotiable

