

# A UNIQUE PROPERTY WITH STUNNING VIEWS & PRIVATE POOL IN KAMBIA



**REF:  
KAMBIA SILENUS**



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**PRICED AT:  
€375,000**

**HOUSE SIZE: 112m<sup>2</sup>    PLOT SIZE: 1,800m<sup>2</sup>**

**This truly first class single level villa is set in large gardens in the peaceful village of Kambia.**

There are stunning sea views stretching across the whole of Souda Bay and the White Mountain range.

A large heated private pool, summer kitchen and BBQ, guest house, roof terrace and landscaped gardens means that this lovely property is the perfect full time home or a luxury holiday destination

This 2 or 3 bedroom single storey villa was completed in 2005 by a high quality builder based in Chania and is set in large, beautiful gardens. On a walled and fenced plot with driveway and parking the villa has great sea views across Souda Bay and also to the mountains. The villa is located just a couple of minutes from the popular all year round village of Plaka and it is only a short drive to the Blue Flag beaches at Almyrida.

The plot surrounding the villa has been very well landscaped with a wide range of mature trees, flowers, plants and a beautiful water feature. There is also a good sized lawn area. The large pool is fully tiled and heated with large tiled terrace areas for soaking up the sun.

Steps lead from the front terrace to an extensive roof terrace – the perfect spot to sit back, relax and soak up the views and tranquility.

There are also covered terraces and seating areas in which to enjoy the pool and the gardens. There is a great stone built summer kitchen / BBQ with a dining area and of course the stunning views.

In addition, there are plenty of external store rooms and wood stores.

Inside the villa, the high standard continues and there is a beautiful light and airy feel about the internal space. Vaulted wood ceilings and a corner fireplace blend well with all the modern fittings and the house is fitted with all the required amenities—such as central heating and air conditioning.

The very spacious living area has a wooden vaulted ceiling and tiled floors. Patio doors lead to the large covered front terrace with further dining and living areas. This area has fully fitted blinds to allow for all year round use. The recently installed modern, fully equipped German kitchen is beautifully finished and equipped with the highest quality built in appliances (twin ovens, dishwasher, integral microwave etc.) There is also a separate good sized dining room which could also be a 3rd bedroom.

A hallway leads off this space to two large double bedrooms. The master bedroom has an en suite shower room with fabulous fittings and a bespoke vanity unit —along with a 'walk-in' glass block shower enclosure. Patio doors lead from this room to the front terrace and pool area. The second bedroom is also extremely well finished and equipped. The large main bathroom is beautifully tiled with a walk in shower—along with a washing machine/utility area.

**The completely separate wooden guest house is perfect for family and guests; it is fully equipped with air conditioning and TV/DVD and has its own kitchen area. This space could also be a great office or games room.**





## Features:

- Air conditioning and ceiling fans
- All high quality furniture, fixtures and fittings
- Central heating, fireplace and towel rails
- All appliances inc washing machine, dishwasher, Integral ovens and microwave, glass hob and fridge freezer
- Wooden vaulted ceilings
- Heated swimming pool
- Summer kitchen, stone BBQ and external dining area
- Separate wooden guest house with kitchen
- Fitted wardrobes
- Mature gardens with watering system and remote lighting
- Fully walled, fenced and gated plot
- Solar panel & back up 3000L water tanks / pump
- External store rooms (FF / tumble dryer etc) / boiler room
- White Aluminium doors and DG windows with fly screens and security shutters
- Lots of private parking space
- Alarm / security system
- satellite TV system .....and much more

