

COMFORTABLE 2-BED HOME WITH ITS OWN ORANGE GROVE IN NERATZIA



**REF:
YHOC-154**



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**PRICE:
€180,000**

HOUSE SIZE: 87,11m²

LAND SIZE: 1,010m²

Lovely two-bedroom detached single storey property for sale near the village of Voukolies. This property is ideal for year-round living, is fully-equipped and ready to move into.

Built in 2007, with landscaped garden, comfortable exterior sitting areas and its own olive grove, this property ticks a lot of boxes.

INTERIOR

You enter the house in a small hallway with the spacious kitchen to the right. The kitchen is fully equipped and is separated from the other rooms. Plenty of cupboards provide useful space and the dark color fits perfectly with the white worktop. The beamed ceiling gives it an additional traditional touch and a door leads to the garden. There is plenty of space to install a dining table and chairs.

Passed the kitchen is the light and bright living area with many windows allowing the light to flow in. One wall is completely clad in stone and has a stone built fire place for the cold winter days. A patio door leads to the covered arched terrace in the back, provided with outdoor furniture - this area is a perfect extension of the living area and would be the place to receive friends or simply to relax enjoying the surrounding views.

Opposite the kitchen one can find the useful laundry/storage room.

A small hallway leads to the 2 double bedrooms each provided with a patio door and floor to ceiling wardrobes. The master bedroom has an attached bathroom with a full length bath tub and steps leading to the back garden. The other (smaller) room faces west and in between is the common shower room fitted with a shower with a glass cubicle.

The property is equipped with air-conditioning units, a fuel

powered central heating and a fire place and could easily be used for permanent living.

EXTERIOR

An asphalt driveway leads to the parking with an iron gate and to the garden.

The house is brick built combined with some stone clad walls and a stone chimney. A large stamped concrete courtyard is facing south and the garden wraps around the property. The boiler house is attached to the back of the house and also has some extra storage space. The east part of the plot (the back garden) is basically a bit lower, has a couple of orange trees and is mostly pebbled for easy maintenance.

The entire plot is walled, fenced and secured with banisters. Two steps lead from the back covered terrace to the garden. The stone built covered area is the perfect place for outdoor living many months per year.

The property offers excellent exterior spaces and shady or sunny spaces according to the time of the day.

In addition, it comes with an adjoining building plot of about 500m², planted with mature orange trees. This could either be kept as an orange grove or one could build a house/storage/garage/ pool and BBQ etc. The options are multiple.

THE AREA

The property is located about 2,5 km from the many amenities in the village of Voukolies, including supermarkets, bank, bakery, pharmacy, tavernas, and cafes. There is easy access to the national highway from where the historical city of Chania is just a 20-minute drive and the airport 45 minutes.

Within a 10-minute drive is the village of Tavronitis with its nice pebble beach, which is part of the vast beach that runs from Kolimbari to Chania. Near the beach there are a couple of tavernas and restaurants, while in the village you can find many

amenities including shops, tavernas, cafes, baker and butcher. Voukolies and Tavronitis are active, working villages which do not shut down during the winter. They have all amenities and facilities all year round.

A GREAT PROPERTY EASY TO MAINTAIN AND READY TO MOVE IN - DON'T MISS IT!!!

FEATURES:

- Solar panel
- 4 reversible air-conditioning units
- Fully-equipped kitchen
- Stone built fire place
- Internet connection
- Electrical appliances
- Built-in wardrobes
- Private parking space
- Central heating & boiler house
- Extra storage space
- Brown aluminium shutters
- Double-glazed windows, some with fly screens
- Immersion heater
- Walled property
- Landscaped gardens
- Furniture negotiable

