

# CHARMING 2-BED BUNGALOW JUST MINUTES WALK FROM THE BEACH IN TAVRONITIS



**REF:  
TAVRONITIS SOPHIA**



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**PRICED AT:  
€159,000**

**HOUSE SIZE: 78m<sup>2</sup>**

**PLOT SIZE: 217m<sup>2</sup>**

**This detached two-bedroom bungalow is located just minutes walk from the beach in Tavronitis. It features big covered verandas, great views and is walking distance from the amenities.**

## **THE HOUSE**

This charming property consists of two bedrooms with wardrobes, one shower room, a fitted kitchen, a living room, a study/office, a laundry room with toilet, a workshop - all on one level.

Approaching the property a tiled ramp gives access to a trellised door arched by a colorful bougainvillea, opening to a large covered pergola with the main entrance.

Entry is into the open-plan living/kitchen area. Two patio doors and a window guarantee the constant flow of light in the house. These doors open to the spacious covered pergolas all protected by wind screens that open in the summer when the cool sea breeze is welcome. To the left, 2 steps down lead to the utility room with a toilet.

The light colored L-shaped kitchen is fully-equipped with plenty of cupboard space.

The two spacious bedrooms are equipped with a free standing double door wardrobe. One has its own terrace and from the second bedroom there is access to a large, light and airy study/office. This south facing room is the warmest room during the winter months, is equipped with a sofa bed and could easily be used as a third bedroom. The entire south wall is a glass sliding window opening to a sitting area shaded by trees, the "winter terrace".

The entire property has been provided with wooden ceilings and insulation under the roof, thus keeping the house cool in summer and warm in winter. A photovoltaic system on the roof produces electricity and feeds all electric appliances, including the reversible air conditioning units keeping the house cool and warm.

There is a separate workshop with its own access, and 2 more sheds for storage. The house is functional with no wasted interior space.

## EXTERIOR

The many terraces ensure outdoor living for many months per year and can provide sittings areas, dining areas, work areas – or just enjoy a glass of wine and the sea views from the balcony. The surrounding greenery and screens guarantee privacy. Most of the plot is tiled, the little garden easy to maintain.

Tiled steps lead up to the roof terrace with the photovoltaic system, the satellite antennas, the solar panel for hot water.

At the front of the house there are two wooden sheds, camouflaged by trees and bushes.

The whole plot is partly-fenced and walled. The house is conveniently located just 150 m from the sea and less than 500 m from the village centre.

## THE AREA

Tavronitis, which is located about 500m from the property, has a mini market, bakery, butchers, pastry shop, cafes and tavernas and more. It is a lively Greek village that remains open during the winter time and offers all amenities.

The long village beach has pebbles and crystal clear waters. Tavronitis is close to the junction of the national highway from where Chania is a 25-minute drive and Kissamos 20 minutes away. Chania airport is a 45-minute drive.

**The purchase of this property is ideal for someone looking for a nice residence for holidays, or a permanent home from home near the beach.**

**DON'T MISS IT!!!**





## Features:

- Wooden shutters and window frames
- Double-glazed windows with fly screens
- White goods included
- Air conditioning throughout
- Piped for installation of central heating
- Solar panels
- Satellite dish
- Extra storage rooms
- Private parking
- Mobile internet connections
- Free standing wardrobes
- Parking
- Photovoltaic system producing electricity
- Some furniture included

