

3-BED BUNGALOW ON LARGE PLOT WITH ROOF TERRACE AND MOUNTAIN VIEWS IN VOUKOLIES



**REF:
VOUKOLIES
MINERVA**



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**PRICED AT:
€175,000**

HOUSE SIZE: 107m²

PLOT SIZE: 990m²

Superb three-bedroom single-level property with large garden and roof terrace overlooking the countryside and White Mountains, located near the lively village of Voukolies.

Extremely well maintained by the current owners, the property consists of a 107m² house, parking space, a large roof terrace, partially-landscaped garden with space to build a pool, a boiler room and storage space.

INTERIOR

The main entrance, covered by a small pergola, opens into a spacious and well laid out open-plan kitchen/living room.

To the left of the main entrance is the "Π" shaped kitchen equipped with cream & wood coloured cupboards. The stainless steel electric appliances, including a dishwasher, fridge/freezer and oven, are fully fitted into the kitchen.

The living room area is modern and has a pellet stove for heating as well as air conditioning and two ceiling fans for the hot summer days. The space is very light and airy with plenty of windows and two double-French doors opening onto a covered veranda. There is also room for dining.

A hallway leads to the full bathroom and three double bedrooms, one of which has an en suite shower room. The bathroom is fully-tiled and equipped with towel rails and a bathtub with a glass screen.

One of the bedrooms is currently used as a gym and has a large freestanding wardrobe and a fully-tiled en-suite shower room. The second bedroom is being used for storage and has French doors

opening to the exterior.

The master bedroom is equipped with air conditioning and ceiling fans and has double doors opening onto a covered terrace with a lovely sitting area.

EXTERIOR

A driveway leads to a covered parking area, and there is ample additional off-road.

The house is surrounded by a tiled path and there are two terraces covered by pergolas to sit and enjoy the peacefulness of the surrounding olive groves and the peaks of the White Mountains. Exterior steps lead onto a large tiled roof terrace with an aluminium pergola. Sunbeds are placed here to enjoy the sun.

Most of the garden is covered in gravel, keeping it low maintenance and yet there are some flowers and bushes planted along the borders of the land. A round-shaped lawn gives the garden attitude.

The entire property is stone walled and the upper part of the land is kept untouched but well maintained. There is plenty of space to build a swimming pool either at the back or front of the property.

The boiler room is housed at the back of the house and there is also a garden shed for extra storage.

THE AREA

Built in a complex of private homes, the property is located just a 10-minute walk from the lively village of Voukolies. The village is open all year round and has many amenities including supermarket, bakery, pharmacy, tavernas, bank and hair dresser.

There is also easy access to the national highway which is just

before the village of Tavronitis. From the highway, Chania is just a 20-minute drive.

Tavronitis is also a year-round village and has a nice pebbly beach which is actually a small part of the vast beach which stretches from Kolimbari in the west to Chania in the east. There are a couple of tavernas in front of the beach which are open during the summer season.

A beautiful and well-maintained property perfectly equipped for year-round living and could also have great rental potential if a pool is added!



FEATURES:

- Solar panel
- 2 x air conditioning units (master bedroom and living room)
- Fully-equipped and fitted kitchen
- Satellite TV & Internet
- White goods
- Freestanding wardrobes
- Reserve water tank
- Private parking
- Central heating system & boiler house
- Garden shed for storage
- Pellet stove
- Brown aluminium double-glazed windows with fly screens
- Roof terrace with aluminium pergola
- Immersion heater
- Alarm system
- Ceiling fans
- Towel rails in bathrooms
- External taps
- Electric heaters
- Walled property
- Landscaped garden

