

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



**REF:  
VOUKOLIES  
MINERVA**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICED AT:  
€199,000**

**HOUSE SIZE: 107m<sup>2</sup>**

**PLOT SIZE: 990m<sup>2</sup>**

**Superb 3 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 107m<sup>2</sup> house, parking space, a large roof terrace, partially landscaped garden with plenty of room 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 crème & wood colored cupboards. The stainless steel electric appliances, including a dish washer, 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 an 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 room and has a large free standing 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, while there is still plenty of

more off road parking space.

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 aluminum pergola. Sun beds 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 10 minutes walking from the lively village of Voukolies. The village is open all year round and has all types of amenities to offer such as super market, bakery, pharmacy, tavernas, bank, hair dresser and many more.

There is also easy access to the National Highway which is just before the village of Tavronitis. From the Highway, Chania historical city 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 that runs from Kolimbari and extends all the way to Chania. 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
- Free standing wardrobes
- Reserve water tank
- Private parking
- Central heating system & boiler house
- Garden shed for storage
- Pellet stove
- Brown aluminum double glazed windows with fly screens
- Roof terrace with aluminum pergola
- Immersion heater
- Alarm system
- Ceiling fans
- Towel rails in bathrooms
- External taps
- Electric heaters
- Walled property
- Landscaped garden

