

# 3-BED MODERN VILLA AND SEPARATE 1-BED OWNER'S ACCOMMODATION ON LARGE PLOT WITH PRIVATE POOL AND SEA VIEWS IN XAMOUDOCHORI



**REF:  
XAMOUDOCHORI  
GALINI**



**PRICED AT  
€560,000**

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**HOUSE SIZE: 123.37m<sup>2</sup> + 69.57m<sup>2</sup>**

**PLOT SIZE: 1.416m<sup>2</sup>**

**Exceptional property for sale in the traditional village of Xamoudochori comprising of a luxurious 3-bed single level villa with a private pool and a separate 1-bed owner's accommodation, all set on a plot of 1.416m<sup>2</sup> with stunning views over the Aegean Sea and the surrounding countryside!**

The villa of 123,37m<sup>2</sup> was built in 2010 and has obtained an EOT rental license thus is being rented out successfully throughout the tourist season. The owner's accommodation of 69,57m<sup>2</sup> was built in 1967 and is detached from the villa.

There is plenty more building allowance on the land as the property is within the village boundaries.

## **INTERIOR:**

### **VILLA:**

The villa is all laid out on one level and consists of a light and airy open plan kitchen/living/dining room, 3 bedrooms and 2 bathrooms, one of which is en suite.

The kitchen is fully equipped with an oven/hob, a fridge/freezer, a dishwasher and a washing machine and has a beautiful arched window overlooking the landscaped gardens.

The living room is spacious and bright and has a stone built fireplace. Wide French doors lead out to a covered terrace overlooking the pool as well as the stunning views.

A hallway leads to a single bedroom, a family bathroom and two double bedrooms – one of which has an en suite bathroom - each with floor to ceiling fitted wardrobes and French doors providing

access to a private terrace and access to the pool. Both double bedrooms are equipped with reversible air conditioning units while the single is equipped with a ceiling fan.

### **HOUSE:**

The owner's accommodation is also a single level and incorporates a good sized kitchen/living/dining room equipped with a wood burning stove, and a bright double bedroom with an en suite bathroom. Next to the entrance is an old exterior bathroom which is currently being used as a storage room and houses the washing machine.

### **EXTERIOR:**

The plot is flat and entirely landscaped including an irrigation system. Entrance to the plot is via electric gates from the main village road.

A well maintained lawn surrounds the pool and house and there is also a big variety of fruit trees planted such as: 3 olive trees, 2 mandarin trees, 2 pomegranate, 1 peach tree, 1 vanilla tree, 1 avocado tree, 1 guava, 1 lemon tree, 1 fig tree, 1 Loquat tree, as well as a number of flowers and shrubs.

At the back side there is also a protected vegetable garden and vines.

The 37m<sup>2</sup> infinity pool is dressed in mosaic tiles and overlooks the sea, the countryside and the magnificent sunsets! There is plenty of room for sunbeds around the pool – the perfect place to lay and enjoy the peace and quiet as well as the lovely views.

To the side of the villa, steps lead down to a spacious 47,5m<sup>2</sup> basement area which houses the boiler for the central heating system, the reserve water tank of 1 ton and the pool equipment, leaving still plenty more space for storage.

## **THE AREA:**

The property is located just a 2 minute walk from the village square of Xamoudochori where one can find a lovely cafe. The village of Xamoudochori itself is very quiet and peaceful and is set on a small hill between Maleme and Kyparissos.

Just 5 minutes driving down the hill is the lively village of Maleme which offers many types of amenities all year round, such as tavernas/restaurants, cafes, pharmacy, super market and many more.

At the coastal road of Maleme one can find a lovely beach spreading all the way from Tavronitis until Stalos. There are numerous restaurants, bars and small hotels on the beachfront.

Another 5 minutes down the main road is the busy beach resort of Platanias with its well known sandy beach and big number of shops, bars and restaurants.

A great property at a magnificent location, with rental income and extra potential! A "must-see"!!!

## **FEATURES:**

- Extra building allowance to a total of 800m<sup>2</sup>
- Solar panels
- Air conditioning
- Two fully equipped kitchens
- EOT rental license for the villa
- Satellite TV in villa
- White goods
- Green aluminum double glazed windows in villa and white aluminum in house
- Fly screens
- Wardrobes

- Reserve water tank of 1ton
- Plenty of private parking space
- Electric gates
- Central heating & boiler room
- Basement & storage space
- Fireplace & wood burning stove
- Gas BBQ
- Telephone/Internet connection
- Immersion heater
- Alarm system
- Private mosaic infinity pool
- Landscaped garden with fruit trees, vegetable garden and irrigation system
- Fully furnished



### **DISTANCES:**

- From mini market: 3km / 5min drive
- From tavern: 3km / 5 min drive
- From beach: 3.5km / 6 min drive
- From nearest town: 3km / 5 min drive
- From Chania: 21.7km / 25 min drive
- From the airport: 38km / 40 min drive

