

# SUPERB 4-BED VILLA WITHIN WALKING DISTANCE FROM THE BEACH IN AGIOS ONOUFRIOS



**REF:  
YHOC-123**



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**PRICE:  
€400,000**

**HOUSE SIZE: 170m<sup>2</sup>**

**LAND SIZE: 283m<sup>2</sup>**

**Built in 1993 and extremely well maintained by the current owner, this stunning 4 bedrooms, 2 bathrooms villa is located just minutes walk from the sandy beach of Agios Onoufrios on Akrotiri.**

**Stylish and elegant, it offers 170m<sup>2</sup> of comfortable living space and a 64m<sup>2</sup> garage amidst a small landscaped garden with spectacular sea views.**

### **INTERIOR:**

Built to the highest standards and with care by the current owners, this unique property is built on 2 levels.

You enter in the spacious and bright living area with many openings allowing the constant flow of light, equipped with a ceiling fan and plenty of built-in cupboards for storage. A double patio door gives to the tiled balcony covered with a sun screen for protection.

Behind the living room is the spacious and comfortable kitchen, fully equipped with high quality electrical appliances including a dishwasher. There is plenty of space to install a dining table and lots of cupboards provide the much needed storage space. A door opens to a small courtyard in the back with a lemon tree and a small garden.

To the right of the kitchen one can find a double bedroom equipped with a big wardrobe with sliding mirrored doors and a patio door leading to an arched covered balcony with exterior furniture and superb sea views.

To the left is a washroom with a WC and a small shower, housing the washing machine.

Marble steps with a solid wooden banister lead to the top floor comprising of 3 double bedrooms, a common bathroom and an additional small room that could be used as office/storage/5<sup>th</sup> bedroom.

All rooms have a private balcony and the master bedroom is provided with a ceiling fan, floor to ceiling wardrobe, a built in music system in the bed and big sliding doors to the covered and arched balcony with again the view towards the sea.

The bleu/white tiled bathroom has both a bathtub and a shower, separated by a wall.

### **EXTERIOR:**

The property is located in a popular area and just 10 minutes walk from the sandy beach of Agios Onoufrios. A green iron gate opens to the garden, 9 steps take you to the main entrance protected by a covered balcony.

Another green gate opens to the spacious garage, big enough to park your car and use as a storage area. The small garden is terraced, well maintained and quite easy to take care of due to its size. The various flowers and 2 big palm trees make it colorful and lively.

Steps take you around the garden and the entire house is dotted with balconies, verandas and sitting places suitable for outdoor living at all times of the day.

The plot is walled and fenced and an additional space underneath the house stores the boiler for the central heating system + yet more storage space.

### **THE AREA:**

Agios Onoufrios is a small seaside village on Akrotiri, located 8 km north of Chania and close to the village of Kounoupidiana.

The village has taken its name by the small church of Agios Onoufrios, which is celebrated on June 12<sup>th</sup>.

Kounoupidiana is a newish town, with a University (the prestigious Technical University), its campus, cafes and bars, the restaurants (or tavernas) serving great local food, as well as 3 big supermarkets for self catering. There's even a British mini-market that sells pies and pasties.

The beach of Agios Onoufrios is quiet and sandy, and well protected from the winds, as it is located in a deep bay, along with a picturesque small port. It is mainly preferred by the residents of the wider area.

The beach is organized with sun beds and parasols, a tavern and a cantina, showers, a changing room and even a lifeguard service.

Agios Onoufrios Beach has also been awarded the Blue Flag, certifying its excellent waters.

**This is a practical, well maintained property with lovely views, ideal for all year living or as a holiday home. Definitely worth visiting!!**



## FEATURES:

- Solar panels
- 3 air-conditioning units (fan coils)
- Fully equipped kitchen
- Electrical appliances including a brand new fridge and dishwasher
- Oil powered central heating system and boiler house
- Telephone/Internet
- Immersion heater
- Satellite TV
- Built in wardrobes
- Fully furnished
- 3 ceiling fans
- Extra storage areas
- White aluminum windows and doors
- Double glazed windows
- Fly screens
- Reserve water tank
- Parking/garage
- Landscaped garden
- Walled and fenced plot
- Connected to the sewer system

