

# LUXURY 4-BED SINGLE-LEVEL VILLA WITH PRIVATE POOL, GARAGE, BASEMENT, LANDSCAPED GARDENS AND SEA VIEWS IN XAMOUDOHORI



**PRICED AT  
€ 699,000**

**REF:  
XAMOUDOHORI  
DANAE**



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

**HOUSE SIZE: 193m<sup>2</sup> + 80m<sup>2</sup> Basement**

**PLOT SIZE: 2,656m<sup>2</sup>**

**A truly stunning property for sale near the village of Xamoudohori. An amazing opportunity to buy a luxury villa in a private location in Western Crete.**

**Set proudly among the olive groves, the property enjoys complete privacy, yet is only a few minutes' drive from the sea.**

Built to the highest standards, no effort or expense has been spared when this sumptuous house was conceived. It is well thought out, functional, tastefully-decorated with eye for details, extremely well maintained. Its architecture and elegant ambience blend perfectly with the surrounding olive groves.

The one storey villa consists of three parts that are cleverly connected by a hallway laid out in a semi circle and giving access to the different areas. The middle and main part is the heart of the property housing the comfortable living quarters and the main entrance. The west part consists of the kitchen and the master bedroom with en-suite bathroom and walking closet. The east part comprises the guest rooms and a spacious bathroom.

### **THE HOUSE**

The main entrance is protected by a tiled covered white pergola with columns and opens in a hallway with a WC. A large double door in mat glass opens into a comfortable, spacious living/dining area decorated with taste. Lots of windows and doors provide an abundance of natural light flooding in. Ceiling fans and air conditioning keep the area cool during hot summer days, and under floor heating provides warm winter days.

Two large sliding doors open to the exterior areas and the swimming pool, all set on one level for easy access. To the left and separated from the living room, a modern fully equipped U shaped kitchen stands out by its deep red color bordered with white worktops. A glass door leads to a white wood beamed pergola with stylish columns supporting the terra cotta tiles, the ideal place for exterior wining and dining. Another door leads from the kitchen to a small hallway where a spacious utility room is found and eventually leading to the sunny south facing master bedroom, equipped with an en-suite shower room with a glass walk in shower cubicle, a wall-mounted toilet and bidet, a sink and modern accessories. Adjacent to this room there is also a walk-in wardrobe. The utility room with the washing machine, tumble dryer, ironing board etc is a useful space away from the rooms.

Separated from the main living quarters by a door and in total privacy are three comfortable double bedrooms, a bathroom and some more storage space. Each bedroom has a floor-to-ceiling wardrobe, air conditioning, a ceiling fan and access to a terrace or balcony with wonderful views. The bathroom is equipped with two sinks, a wall-mounted WC, a corner bathtub and a walk-in glass shower cubicle.

Tiled steps with aluminium banisters lead to the spacious basement that has been divided in 4 different rooms + an additional bathroom. There is a storage room, a room for the storage of the olive oil and wine, a technical room with the water tank and pressure pump, one room that could serve as a playroom/gym/ping pong/ billiard. The bathroom offers a wall-to-wall shower, a sink and wall-mounted WC. The basement is fully tiled and equipped with under-floor heating (except the technical room).

## **THE EXTERIOR**

### **Where Eden awaits....**

Even from outside this property impresses. As you arrive, a large electric gate opens to a spacious, extremely well maintained and landscaped area with stamped concrete bordered with flower beds, low stone walls and a variety of flowers and bushes. A smaller gate provides access for the pedestrians. A separate building houses the garage with an electric gate and attached to it, a segregated room houses the huge generator (in case of power cut).

There are plenty of sitting corners spread all over the plot, offering shady or sunny place depending on the season. The colourful garden has plenty of space for both sun worshippers and for children who like to run around and play. To the east side of the plot, a private olive grove with 17 olive trees provides its own top quality olive oil (80 to 100 litres of oil per year). The selling price includes the equipment for the picking and collecting of the olives. Beside olive trees, this Garden of Eden is home to a number of typically Mediterranean flowering shrubs including: sweet scented jasmine, oleander, bird of paradise, bougainvillea, jacaranda, callistemon (bottle brush), ficus, plumbago, canna etc – as well as a variety of fruit trees such as orange trees, lemons, kumquat, pomegranate, mulberry, pepper tree.

Special emphasis has been paid to the pool terrace and dining terrace where you can chill out or dine al-fresco in total privacy, with a choice of sun or shade. The 10m x 4m pool looks down the valley of olive groves and vineyards to the sea. The pool also features a children's area and is surrounded with light coloured tiles and plenty of space for the sun loungers and umbrellas. Two tiled, covered, white pergolas have been furnished with

comfortable exterior furniture to relax as well as a dining table with chairs. A stone wall with security banister, niches and plenty of flowers surrounds the pool.

A few stone steps lead to a lower terrace below the pool area with a neat lawn, an ideal and secure place for the children. There is also plenty of space for a vegetable garden or for keeping chickens if the new owner would like to. A small area has been left natural with wild flowers in the spring and rocky outcrops.

As an additional bonus, the entire plot is provided with a water evacuation system for excess rain waters, and is entirely walled and fenced.

## **THE AREA**

Just a couple of minutes walking is the lovely village of Xamoudohori, a typical traditional Cretan village with a kafeneon on the village square. The perfect place to meet the very friendly village locals!

A bit further down the road, just a 5-minute drive, is the more lively larger village of Maleme, providing many types of amenities such as a supermarket, pharmacy, bakery, restaurants, local transport links, shops, a dedicated very good vet, and many more. The beach of Maleme is quiet and there are many tavernas and bars along the beach.

**With well-landscaped gardens, large private swimming pool, garage and extensive terraces, this property has it all.**

**Fully equipped for year-round living, it has great rental potential or could be used as holiday home. The environment is peaceful and green, and it is ideally located with the beach and amenities just a couple of minutes away by car - Chania is a 20-minute drive.**

**A truly unique property which "ticks all the boxes"!!!**



## FEATURES:

- Solar panel
- Air conditioning units and ceiling fans throughout the property
- Fully-equipped kitchen including dish washer
- Satellite TV
- High-quality white goods
- Floor-to-ceiling built-in wardrobes
- Water tank
- Garage of 36.63m<sup>2</sup> with electric doors and air vents
- Under-floor heating all over
- Basement with 4 spacious rooms
- Mobile pre-paid telephone & Internet connection
- White, top-quality German-made doors and shutters
- Double-glazed windows with fly screens
- Immersion heater
- External taps
- Walled property
- Landscaped gardens with watering system
- 40m<sup>2</sup> private swimming pool with children's area
- Fully furnished
- Big generator in separate room next to the garage
- Garden and outdoor lights all over.

