

UNIQUE 4-BED RENOVATED VILLA WITH GARDENS, PRIVATE POOL & SEA VIEWS IN VLACHERONITISSA



**REF:
YHOC-122**



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

**PRICE:
€349,000**

HOUSE SIZE: 246m²

LAND SIZE: 488m²

Beautifully renovated, stone built four-bedroom villa for sale in the traditional village of Vlacheronitissa, just a few minutes' drive by car from the beach and shops.

Built around 1850 but completely renovated in 2004-10 with high quality materials and eye for detail, this detached house offers plenty of possibilities.

This is a rare opportunity to own a renovated village house — with all its original features including stone archways, courtyards and wood beamed ceilings. Character and charm combined with all modern comforts, the best of all worlds.

INTERIOR

This wonderfully unique villa is over 170 years old. The fabulous renovation has been lovingly undertaken by the current owner, a noted author. The house used to be the agriculture property of the great-grand father of a local neighbor and the current owner uses it as an inspirational place to write his books in the peace and quiet of the village and surrounded by natural beauty.

A double main door opens to a large hallway, traditionally used to receive guests. A substantial stone arch separates the hallway from the living room a few steps down. This spacious room features a stone built fire place and glazed patio doors open onto an east facing terrace where a pergola supports a vine to provide shade during the summer months.

From the living area, another stone arch leads to the 'U'- shaped fully equipped kitchen, light and bright, with a separate useful storage and utility room with another door towards the outside.

Still on the same floor, to the left of the entrance hall, two steps lead up to a double bedroom with a private bathroom with an open shower. Patio doors open onto a covered terrace which overlooks the small church just opposite.

Wooden stairs lead to the top floor and three double bedrooms each all with wooden floors and beamed ceilings. One has double aspect windows and a useful storage area above that could be used as a

sleeping platform. It also has a newly constructed en-suite shower room. The other bedroom benefits from an east-facing balcony as well as an en-suite marble lined shower room.

A few steps down from the first-floor landing is the main bedroom and adjacent bathroom which is equipped with a bathtub, a shower and two sinks. Glazed patio doors open from the bedroom onto a large north-facing terrace - the perfect place to enjoy the unobstructed views north to the sea and to the landscapes east and west of the property. The sunsets are unsurpassed. The terrace can be accessed both via the main bedroom as well as from an exterior staircase from the garden.

A very useful separate storage room/workshop adjoins the kitchen and is accessed from the garden area.

The property comes fully furnished, ready to move in and has many craftsman-built hardwood items. The entire property feels spacious and comfortable. It has been renovated with taste and an eye for detail. Niches and original features can be found throughout and it has been furnished with style, in keeping with the character of the property. Natural materials feature throughout and pretty outdoor courtyards and terraces provide plenty of opportunity for *al fresco* living. This is a house with character.

EXTERIOR

The property sits at the edge of the village next to the small church that is used only once a year on its name day. A sloping access drive leads from the road down to the courtyard by the front door. There is ample parking space for a number of cars.

The plot is terraced, and a vine covered pergola next to the pool provides the perfect place for wining and dining. The 25m² swimming pool is private and surrounded with greenery and colourful flowers, providing much needed shade during the hot summer months.

There is an additional small plot belonging to the house, with an ancient wall of a ruined house still standing that with the necessary permissions could be restored to become an additional 2/3 bedroom property.

This superb village house offers all comforts with an amazingly functional interior and built with the highest quality materials. It could function as a home away from home or as a holiday home with rental potential.

This amazing property should be viewed to be fully appreciated.

THE AREA

This unique village house is set just minutes away from the sought after village of Tavronitis, which is a working village with shops, tavernas, a lovely quiet beach, and easy access to the National Highway (approximately 20 minutes to the city of Chania).

The village of Vlacheronitissa is small but has a large church and a well-known taverna open all year.

For more amenities the village of Kolimbari is less than a 10-minutes' drive and offers numerous shops, tavernas, post office, doctor, dentist, pharmacy, a port and much more.

FEATURES:

- Reversible air conditioning units in 3 top floor rooms
- Satellite TV
- Telephone and Internet
- Exterior storage
- Immersion heater
- Fully equipped kitchen
- Parking area
- Wooden doors and shutters
- Built in wardrobes
- Fully furnished
- Beamed ceilings
- Fireplace
- Private pool
- Landscaped garden

