

# 3-BED LOVELY RENOVATED VILLAGE HOUSE WITH STONE ARCHES IN XIROSTERNI



**REF:  
XIROSTERNI HERMES**



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**PRICED AT  
€170,000**

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

**PLOT SIZE: 326m<sup>2</sup>**

**Lovely renovated village house with stone arches and stone features for sale in the traditional village of Xirosterni.**

**This beautiful old stone village home is located in a rural and traditional area, yet only a few minutes' drive from the golden beaches in Almerida**

### **INTERIOR:**

A wooden door at the main entrance leads to a spacious and airy living room. The entrance is protected by an overhanging terrace and has a small terrace with a table and chairs for shade in the mornings.

Entering the house, to the right one finds the kitchen which is accessed through a beautiful stone arch.

The kitchen is fully equipped with wooden cupboards for storage, a fridge and electric oven and a dishwasher. The niches and beamed ceilings retain its original charm. It is spacious and fits a big dining table.

Also in this room one will find a wood burner and an old restored wooden door with windows providing extra light.

A few steps further from the living room is a bedroom with large built in wardrobes, separated with a curtain.

To the right of this room through a stone arch there is extra space with a corner where the floor is elevated due to its original shape. This room also has an entrance to the dining/ kitchen area.

A modern, fully-tiled shower room is also on this floor.

Spiral stairs lead from the dining area to the upper floor which also can be reached from the exterior staircase at the front yard. This floor consists of 2 bedrooms and a WC.

The spacious master bedroom on this floor has a wooden floor and ceiling. It is equipped with free standing wardrobes and has niches.

Two large arched doors with stone features give access to the north facing roof terrace with its lovely picturesque village views overlooking the bay of Souda and the mountains.

A door in this bedroom leads to an extra room and a WC.

Throughout this floor one will find lovely niches and the original stones around the windows and doors.

## **EXTERIOR:**

The house itself is on a good sized plot and is walled and fenced. It is located in the heart of the village, and enjoys lovely views across the sea and the mountains.

On the left of the house is a big garden with plenty of scope for further landscaping and additional external seating and dining areas. There is room for a private pool if required.

Next to the staircase leading to the top floor is a utility room for extra storage space



## THE AREA:

Located in the picturesque traditional village of Xirosterni, yet only a few minutes' drive from the golden beaches in Almerida with its shops, taverns, restaurants and all amenities.

The drive to the beach is via a winding asphalted road bordered with woods and natural vegetation.

**This property is in a fantastic location and would make a great holiday location or full time home.**



## FEATURES:

- Fully equipped kitchen
- Built in wardrobes
- One air conditioning unit
- Oil fueled central heating system
- Wood burner
- Telephone landline and internet
- Free standing wardrobes
- Beamed ceilings in kitchen
- External taps
- Extra storage place
- Wooden window frames
- Immersion heater
- Reserve water tank

