

EXCEPTIONAL 3 BED VILLA WITH PRIVATE POOL AND LANDSCAPED GARDEN IN AFRATA



**REF:
AFRATA NEREUS**



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**PRICED AT
€298,000**

HOUSE SIZE: 143m²

PLOT SIZE: 1.047m²

Exclusive Three Bedroom Villa for sale in the traditional village of Afrata - €298,000

An exceptional property in the much sought after village of Afrata, close to the small fishing town of Kolimbari. This beautifully finished large 3 bed property with private pool sits on its own plot and enjoys views across the Afrata Gorge and the sea.

This lovely home is at walking distance from the village square and is surrounded by greenery.

THE HOUSE

The property is spread over 3 floors due to the slope of the land. You enter from the "middle" floor or ground floor into a small hallway with storage under the stairs. This floor consists of 2 double bedrooms and a bathroom. Each bedroom has lots of closets and a French door opening to an arched covered balcony with sea views. The spacious modern bathroom is equipped with a Jacuzzi tub protected by a glass screen.

Tiled steps lead to the top floor which comprises one spacious and airy bedroom with a huge L shaped open veranda offering superb views across the sea, the gorge leading to the small cove, the village and the surrounding olive groves.

The lower floor consists of a spacious open plan living/dining room with kitchen corner, a shower room and a utility room with the washing machine. The area is spacious and cool with lots of light flowing in. An arched patio door leads out to the extensive exterior area and the stone paved pool area.

The living room is equipped with ceiling fans, a wood burner and offers comfortable space for the dining table with chairs. The L shaped kitchen comes fully equipped including a dishwasher.

EXTERIOR

The plot is long and narrow and blends perfectly with the shape of the land. It has been tastefully terraced with respect for the natural elements and planted with a variety of fruit trees, shrubs, flowers and bushes.

The oval shaped mosaic tiled pool and the large surrounding stone tiled pavement are built on the rock and steps lead to the pool room. There is plenty of space for sun beds, umbrellas and the big trees offer shady places to install a table and chairs to cool down on hot summer days.

Further steps built in the rock lead to an area with a covered outdoor kitchen and stone built BBQ. The kitchen is equipped with a sink and a fridge. A round stone table and chairs have been built for wining and dining. The area is secured with banisters and stone walls and is surrounded by olive trees and greenery, giving this famous Cretan feeling so typical for this area.

The plot continues towards the vegetable garden below. Everything is nicely fenced and secured, and there are plenty of sitting corners, benches and places to relax.

THE AREA

Afrata is a small traditional village set on the hills of Ravdouha Peninsula and surrounded by magnificent sceneries of Crete's nature. The small beach of Afrata is just a 2 minute drive from the village center while the lively town of Kolymbari is only

10minutes away offering all types of amenities all year round. For every day amenities Afrata has a mini market and well known tavernas with homemade Greek food. Afrata Beach is a hidden secret, a small cove protected from the western winds with crystal clear waters and a tavern with home cooked food.

For lovers of a less busy environment and a typical Cretan village life, this villa is just what you are looking for.

A UNIQUE OPPORTUNITY, DON'T MISS IT!!!!

Features:

- Private parking,
- Wood burner,
- Central heating + separate boiler house,
- Green aluminium double glazed windows with fly screens ,
- Air conditioning in the 3 bedrooms,
- Solar panel,
- Satellite TV,
- Landline and broadband Internet,
- Landscaped garden with irrigation system,
- Fully furnished,
- Outdoor kitchen / BBQ
- Wardrobes
- Private pool

