

# 3-BED MODERN VILLA WITH LARGE BASEMENT AND SEA VIEWS IN AGIA MARINA



**REF:  
AGIA MARINA  
POSEIDON**



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

**PRICED AT:  
€290,000**

**HOUSE SIZE: 101m<sup>2</sup> + 64m<sup>2</sup> basement**

**PLOT SIZE: 680m<sup>2</sup>**

**Modern 3-bedroom house with stunning unobstructed sea views located in the famous area of Agia Marina, within walking distance from beach and amenities.**

**Extremely well-maintained, this house has so much to offer with covered parking, large basement, balconies, views, modern utilities, garden and much more.**

### **THE HOUSE:**

Electric gates open onto the parking area with space for two cars and covered by a tiled pergola. From here, steps lead to the main entrance which opens into the ground floor consisting of a spacious living room, WC, dining area and large kitchen.

The living room is light and airy and is equipped with an energy fireplace and two very large sofas. There is a fully-tiled WC on the right of the main entrance.

The "U"-shaped kitchen is very modern with plenty of cream-coloured cupboards and stainless steel white goods including a fitted dishwasher. The dining area is facing large French doors which open onto a covered terrace with sea views.

Stairs lead up to the three double bedrooms, each fitted with floor-to-ceiling built-in wardrobes and French doors onto the balconies. One bedroom opens onto a small balcony while the master bedroom and second bedroom, open onto a large covered balcony with unobstructed views of the Aegean Sea and the peaks of the White Mountains. The ideal place to wine and dine in the evening while enjoying the pink shades of the sky at sunset.

On this floor is also a fully-equipped bathroom with a Jacuzzi tub, as well as floor-to-ceiling storage wardrobes in the hallway between the rooms.

Internal stairs from the ground floor lead to the 64m<sup>2</sup> basement which houses the boiler room, the reserve water tank and is also used as a utility room where the washing machine and tumble dryer are found.

### **EXTERIOR:**

The entire property is stone walled and gated. The plot is divided into levels. The upper level is for the parking. From there, exterior steps lead into the garden/external dining area which can also be accessed through the living room. On this level there is a covered terrace protected by windscreens and equipped with external furniture. It overlooks a semi-circle grass lawn surrounded by railings.

On the same level, to the side of the house, is a partially stone-paved spacious area with a dining table and a portable BBQ.

Stone steps lead lower into the garden area which is planted with flowers as well as fruit trees including apricot, pomegranate, lemon, orange, mandarin and a banana tree. There are also three olive trees.

### **THE AREA:**

Agia Marina is part of the popular beach resort of Platanias which is very lively during the summer months, offering all types of amenities and water sports.

There are many restaurants/tavernas, mini markets and a supermarket within easy walking distance from the property. The closest restaurant is within 200m while the wonderful beach of Agia Marina is only 800m away.

This sandy beach overlooks the island of Thodorou, protected by Unesco for sheltering the national Cretan mountain goat or Kri-Kri. On the beach one can find several types of water sports, bars, tavernas and shops.

The historical town of Chania is just a 20-minute drive while the airport is a 35-minute drive.

**A wonderful property with all amenities to live year round ideally located at the edge of the village, offering peace and quiet and yet close to the lively beach resort!**

### **FEATURES:**

- Solar panel of 160 litres
- 3 air conditioning units (1 in living room and 2 in bedrooms)
- Fully-equipped kitchen
- Satellite TV
- White goods
- Built-in floor-to-ceiling wardrobes
- Reserve water tank
- Covered parking
- Electric gates
- Walled and fenced property
- Central heating & boiler house
- Plenty of extra storage space
- Energy fireplace
- Telephone/Internet connection
- White aluminium doors and shutters
- Double-glazed windows with fly screens throughout
- Immersion heater
- Alarm system
- Watering system
- External taps
- Fully furnished
- 24 ton septic tank
- Insulation throughout

