

IMPECCABLE 3-BED VILLA WITH PRIVATE POOL & JACUZZI AND SEA & MOUNTAIN VIEWS NEAR ALMYRIDA



**REF:
YHOC-002**



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**PRICED AT
€630,000**

HOUSE SIZE: 115m² + 40m²

PLOT SIZE: 6,000m²

Impeccable 3-bed modern villa with private pool, enjoying sea and mountain views, built on a large plot planted with olive trees above Almyrida village!

This property has it all: high quality furnishing, BBQ, 45m² swimming pool, landscaped gardens, unobstructed sea and mountain views, large olive grove, storage/owner's accommodation and plenty of privacy!

INTERIOR:

A few stone steps lead to the main entrance of the house which is on the top floor. A covered balcony is in front of the main entrance and has a nice lounge area as well as a dining area.

Entering is an open plan kitchen/living/dining room with great views spreading across Souda Bay. The entire floor is very light and airy and also has a bedroom and bathroom passed the dining area.

The kitchen corner is light colored and is fully equipped with plenty of storage cupboards as well as an oven, extractor fan, a fridge/freezer, microwave and dish washer.

Two sets of French doors in the living area open up onto a covered balcony as well as in the bedroom. The balcony is covered by a pergola and enjoys stunning unobstructed sea and mountain views!

The double bedroom is equipped with two single beds and a wardrobe and has an en-suite bathroom with a wall to wall shower.

From the living area a staircase leads to the ground floor where one can find two double bedrooms, each with an en-suite bathroom.

The bedroom to the right is very spacious and is equipped with a double bed and a large wardrobe. The en-suite bathroom is fully tiled and has a tub with a cabin. French doors open onto the arched terrace and further on into the garden and a very private lawn area.

The bedroom to the left is equipped with two single beds and a wardrobe and the en-suite bathroom has a shower cabin. From here also French doors lead outside to the covered terrace and lawn.

All areas of the house are equipped with reversible air conditioning units.

EXTERIOR:

From the main road a gate opens into the 6.000m² plot, planted with approximately 100 olive trees! The trees are very well taken care of and an irrigation system is going through the entire land.

There are plenty of parking spaces as you reach the building.

Stone retaining walls and steps surround the building. On the ground level there is even a small ping pong court covered by a pergola with canvas for shade.

Stone steps and a stone paved pathway surrounded by colorful flowers and shrubs lead up to the BBQ area and further on to the main entrance and swimming pool area.

The 45m² swimming pool has a large tiled area around it with plenty of room for numerous sun beds and also has a large pergola providing shade for the hot summer days. Here there is also a Jacuzzi tub. The views from here are stunning and the area is very private and not overlooked as the olive grove spreads behind the pool area.

A few levels below the pool are planted with flowers and shrubs. Stone paved steps also go down the lower level of the house where there is a lawn surrounded by more flowers.

At the edge of the plot, a separate building of 40m² houses the owner's accommodation for when the villa is rented out. Here one can find a small kitchen area, storage space as well as a covered exterior sitting area.

THE AREA:

The property is located off the main road amidst olive groves at the outskirts of Agios Vassilis area just above Almyrida village. Within just 3-4 minutes driving one reaches the famous beach resort, offering numerous restaurants and cafes, a bakery, pharmacy, mini markets and tourist shops as well as a variety of water sports and a small port.

The lively town of Kalyves is just a 10 minute drive and has all amenities to offer all year round, such as super market, bank, post office, vet clinic, shops and many more.

FEATURES:

- Solar panels
- Air conditioning throughout
- Fully equipped kitchen
- White goods
- Piped for future installation of central heating
- Satellite Internet
- Immersion heater
- Wardrobes
- Fully furnished
- Green aluminium frames, doors and shutters
- Double glazed windows with fly screens
- BBQ
- Alarm system
- Plenty of parking space
- Landscaped gardens with irrigation system
- Entirely walled, gated and fenced plot
- Septic tank
- 40m² storage space/owners accommodation
- Ping pong court
- Jacuzzi Tub

