

# STUNNING 3-BED VILLA WITH LOVELY SEA & MOUNTAIN VIEWS IN DARMAROHORI



**REF:  
YHOC-157**



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**PRICE:  
€570,000**

**HOUSE SIZE: 153m<sup>2</sup>**

**LAND SIZE: 1,375m<sup>2</sup>**

**Individual 3 bed, 2 bath property for sale, located just a short drive from Tavronitis and Kolymbari, with all their amenities.**

The property is located in a quiet environment, surrounded by olive groves and enjoys stunning sea and mountain views. The house size is 153m<sup>2</sup> of which 37m<sup>2</sup> are the basement and there is also an extra 18m<sup>2</sup> of covered areas.

This very well maintained house is built on two levels with high quality materials and is surrounded by a large wrap around garden.

## **INTERIOR**

A couple of steps lead to the double, arched, main entrance door protected by a covered veranda.

The ground floor comprises an open living room/ kitchen / dining area, a double bedroom, a laundry room and a bathroom. The living area is very light and airy with lots of windows ensuring a constant flow of light in all rooms and is equipped with a fire place. The dining room is spacious and comfortable and there is a useful, separate storage/laundry room next to the kitchen.

The U shaped, white colored modern kitchen is fully equipped with stainless steel electrical appliances with the cooker working both on gas and on electricity. A door gives access to the garden and the exterior areas.

The double bedroom is provided with a large black wardrobe and a patio door opens to an open balcony.

The shower room is tastefully tiled with light beige tiles and has stylish accessories. There is an arched shower cabin and under floor heating in the bathroom.

Marble steps lead to the top floor consisting of 2 spacious double bedrooms each with a private balcony, reversible air conditioning units and wonderful views. The modern bathroom is equipped with a built shower cabin and under floor heating.

The house is very well maintained, there is a surveillance system at the gate and lights with sensors.

## **EXTERIOR**

There are 2 accesses to the plot, one leading to the underground garage and one to the garden. One entrance is equipped with an electric gate and has an illuminated driveway in stamped concrete. Both entrances are secured with a metal gate; the garage is tiled and is currently being used as a "man cave" by the actual owners. There is an interior access from the garage to the main house.

The plot is entirely fenced and walled, and there is an exterior storage room, a covered closed boiler room and a cover to store the wood for the fireplace. There also is an additional storage space under the exterior stairs.

The plot is wonderfully well maintained and well thought off, all on one level making the maintenance easier, and decorated with a variety of trees, shrubs and flowers. There are fruit trees including orange, lemon, banana, plum, peaches, 2 olive trees and many more. A big lawn bordered with flowers at the back of the house would be perfect to build a pool; there is an existing permit for a 48 m<sup>2</sup> pool. It is west facing (very sunny) and the area is flat and easy to build on.

There is plenty of space for outdoor living with covered areas providing shade during the summer months and sunny winter corners protected from the winds.

The house has a Cycladic style with rounded corners and the spacious roof terrace offers 360° views. Steps lead to the roof terrace from the top floor balcony.

## THE AREA

Darmarohori is a small village inland, just a short 5 minute drive to Tavronitis and Kolymbari with all their amenities.

The well-known village of Vouves with its famous ancient Olive Tree and a traditional taverna are just a village further up the road.

The beach is just a couple of minutes away by car, and Chania is a 25 minute drive. Shopping would be done either in Tavronitis or Kolimbari, both lively villages offering all amenities like supermarket, bakery, pharmacy, tavernas and much more.

**THIS IS A GREAT PROPERTY WITH SEA AND MOUNTAIN VIEWS, PERFECT FOR HOLIDAYS OR FOR PERMANENT LIVING AND CLOSE TO BEACH AND SHOPS.**



## FEATURES

- Air conditioning in rooms and lounge
- Solar panels
- Fully equipped kitchen including electrical appliances and dishwasher
- Most of the windows have fly screens
- Private parking
- Wardrobe on ground floor
- Reserve water tank
- Central heating and boiler house
- Fire place
- Telephone and Internet
- Wooden doors and window frames
- Alarm system
- Extra storage room/shed
- Roof terrace
- Telephone and internet
- Private pool
- Lawn and garden are fully irrigated
- Garage
- Landscaped gardens with automatic watering system

