

UNIQUE MODERN VILLA WITH OUTSTANDING GARDENS AND SUPERB VIEWS IN GERANI



*A piece of paradise in Gerani offering vegetable gardens
and a huge range of fruit trees growing in a little
"Garden of Eden"*

**REF:
GERANI EDEN**



**PRICED AT:
€399,995**

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HOUSE SIZE: 193m² + 28m² basement

PLOT SIZE: 4,879m²

Unique modern villa sat on a beautiful plot on the outskirts of the traditional village of Pano Gerani. Sat above the village, the villa enjoys panoramic views of the sea, the White Mountains and the surrounding countryside. It has level paradisiacal gardens, a large plot and wonderful external seating areas.

Completed in 2009, and legalised in January 2018, this lovely villa is well laid out on two floors, having the main living area on the top floor to profit from the stunning sea and White Mountain views.

Tiled steps lead to the main entrance of the house on the upper floor. This floor consists of a spacious and airy living/dining area, a superb modern black and white fully equipped kitchen with breakfast bar, a shower room, and a separate study which could be used as a fourth bedroom. Spacious external terraces flow from the internal area, ideal for wining and dining while enjoying the views and the peaceful environment.

Tiled stairs lead from the first floor to the large roof terrace which makes the most of the amazing panoramic views. There is also a 28m² tiled basement, ideal for storage. Behind the house are the 22m² workshop and the boiler house.

On the ground floor there are three bedrooms and a separate shower room. Two of the bedrooms are equipped with ceiling fans and floor-to-ceiling built-in wardrobes. The large and comfortable master bedroom has air conditioning, an en-suite bathroom with a full length bathtub, a separate shower, two large built-in, four-door, floor-to-ceiling wardrobes and a dressing area. All rooms have sea views, with French doors leading to a spacious covered balcony and the extensive gardens.

The large plot has both natural and landscaped areas and offers maximum privacy and open spaces. The land is flat making the gardening and maintenance easy. It is surrounded by low hills which give it protection in the winter months. The owners made it "their own bit of paradise", a self sufficient plot with vegetable gardens, and a huge range of fruit trees. Various tropical and local fruits grow in this "Garden of Eden": avocados, oranges, lemons, olives, nectarines, bananas, figs, plums, apples, pears, apricots, almonds, mandarins, kumquats, grapes, bergamots, grapefruit and loquats. There is plenty of space to build a swimming pool, if required.

The property is located less than 1km from Pano Gerani that has a community centre, doctor's surgery, mini-market, kafenions and Church. It is just a couple of minutes drive to Gerani and Platanias, with their sandy beaches and amenities including doctors, banks, chemists, supermarkets, bakeries, tavernas, etc. It is also close to the link to the motorway, with a 20-minute drive to Chania town and only 35 minutes to the airport.

This outstanding villa has a unique finish with clean, modern lines throughout. The layout works well for owners, family and friends to relax and enjoy the tranquility. The property is ideal for permanent living or as a holiday home.

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Features:

- Solar panels
- Air conditioning in master bedroom
- Ceiling fans
- External taps
- Fully-equipped kitchen
- White goods
- Built-in wardrobes
- Water tank
- Under-floor heating/Boiler house

- Extra storage space
- Wood burner
- Outside brick-built BBQ
- Telephone & Internet connection
- White aluminium shutters
- Double-glazed windows with fly screens
- Immersion heater
- Landscaped garden with watering system
- Private parking area
- Basement
- Roof terrace
- Mature garden with huge variety of fruit trees and vegetable gardens
- Fully legalised (Jan 2018)

