

COZY 2-BED HOME WITH A LOVELY STONE PAVED COURTYARD IN KALIDONIA



**REF:
KALIDONIA MINERVA**



**PRICED AT
€90,000**

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HOUSE SIZE: 60,49m² PLOT SIZE: 135m²

Charming 2 bedroom property with a stone paved courtyard within the traditional village of Kalidonia.

With a covered exterior area and colorful flower beds, this property is ideal for all year round living or as a holiday home.

THE HOUSE:

High courtyard gates open into a private walled garden laid with stone paving.

The house style is based upon a traditional Cretan village design, with stone features, arched doors, porch and tiled roof.

The main entrance opens into the spacious kitchen area which is fully equipped and fitted and very well organized.

To the left is a very cozy living room, airy and light, with large arched doors opening to the courtyard of the property and providing plenty of light to the living room. There is an electric fireplace in the corner for heating during the winter months.

Straight from the kitchen is a small hall leading to the fully tiled bathroom with a walk in shower, decorated with blue and white tiles.

To the left is the main bedroom equipped with a large wooden wardrobe, glass bricks to provide more light but maintain privacy and French doors opening to a private covered sitting area.

From the kitchen area, an iron staircase with wooden steps leads to the spacious mezzanine area where the second bedroom is, equipped with large floor to ceiling sliding wardrobes. There is also an office area on this floor. French doors open onto a tiled

balcony where one can view some of the surrounding country side.

The house is equipped with air conditioning units in the kitchen area and the master bedroom and has beamed ceilings throughout.

EXTERIOR:

A pathway leads to the gates which open into the beautiful courtyard.

The entire courtyard is stone paved and has small corner gardens surrounding the borders of the property.

Columns support a pergola that has been covered in order to provide a shady spot to sit and enjoy reading, dining or more.

There is also a spacious storage space which is tiled.

To the back of the property is another sitting area, covered and equipped with more floor to ceiling storage cupboards.

THE AREA:

Overlooking a green valley studded with olive trees, Kalidonia is a traditional working Cretan village just a five minute drive from Kolimbari and its numerous amenities. Kolimbari is a village which remains open all year round.

A kafeneon is within very easy walking distance. There is a mini market just outside the complex.

The historical city center of Chania is a 30 minute drive while the airport is a 50 minute drive.

A cozy and cute property, with many lovely features! A great opportunity not to be missed!

Features:

- Solar panel
- Air conditioning units in master bedroom and kitchen
- Fully equipped and fitted kitchen
- White goods
- Wardrobes
- Most of the furniture included
- Electric fireplace
- Telephone/Internet connection
- Green aluminum double glazed windows with fly screens
- Beamed ceilings throughout
- Immersion heater
- Walled property
- External tap

