

# MAGNIFICENT 3-BED STONE VILLA WITH PRIVATE POOL AND SEA & MOUNTAIN VIEWS IN KAMBIA



**REF:  
KAMBIA ELECTRA**



**PRICED AT:  
€335,000**

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**HOUSE SIZE: 130m<sup>2</sup>**

**PLOT SIZE: 1,600m<sup>2</sup>**

**This Beautiful stone villa, completed in 2015, has panoramic views across to Souda Bay and the White Mountains.**

**Built to an extremely high standard, this lovely villa has three bedrooms and a private infinity pool. It is sat on a large plot and also has a stone-built garage.**

Constructed with beautiful pale stone it has lovely traditional features such as wooden beamed ceilings and stone archways - blended perfectly with a modern internal finish.

This villa is perfect for either full time living or as a fabulous family holiday home. It could also be used as a source of income from the successful Cretan holiday rental market.

### **INTERIOR:**

The ground floor of the property has a good sized living area with a feature fireplace.

A stone archway leads to the spacious dining area. Patio doors lead outside from both areas to the front terrace. The modern kitchen is fully fitted with all built in appliances.

Also on this floor, one bedroom is currently used as an office but of course this could also be used as a guest bedroom.

This has patio doors leading out to the terrace areas.

The shower room has a large walk-in shower with a glass screen and a vanity unit.

There is a utility area with a washing machine housed under the stairs.

The upper floor has a further 2 double bedrooms — both with vaulted white wooden ceilings and patio doors leading out to the upper terraces, which both enjoy stunning views. One bedroom also has a useful mezzanine storage area.

The main bathroom also has a large walk in shower and vanity unit.

### **EXTERIOR:**

This villa sits on a large plot and has plenty of outdoor seating and dining areas, all of which enjoy stunning view of either the sea, the mountains of both.

The infinity pool is fully tiled and also has plenty of paved terrace around - for enjoying the sun. Part of the terrace is covered by an open pergola.

The villa shares a gated driveway leading to large double garage and it also has an additional basement and storage areas.

### **THE AREA:**

This magnificent villa sits at the outskirts of the small traditional village of Kambia.

**The nearby village of Plaka offers every day amenities such as mini markets, tavernas and cafes while the famous beach resort of Almyrida is a short drive away and has lovely sandy beaches as well as numerous tavernas, shops, cafes, mini markets, bakery, pharmacy etc.**

## FEATURES:

- Air-conditioning to bedrooms and ceiling fans
- Fully fitted kitchen with appliances
- Central Heating and wood burning fireplace
- Wood beamed ceilings
- Satellite dish for internet
- Fitted wardrobes
- Solar Panel, Water tank and Immersion Heater
- Insulated aluminium doors and windows with fly screens
- Outdoor terraces and covered dining areas
- External and internal storage space
- Utility area with washing machine
- Boiler room, pool room and basement
- Gated driveway and stone built garage
- Fully walled and fenced plot

**High quality furniture items by separate negotiation**

