

WONDERFUL 2-BED STONE VILLA WITH PRIVATE POOL AND STUNNING SEA VIEWS IN KOKKINO CHORIO



**REF:
YHOC-013**



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**PRICED AT:
€299,000**

HOUSE SIZE: 91,5m²

PLOT SIZE: 2,355m²

Outstanding 2-bedroom stone built villa for sale on the outskirts of the village of Kokkino Chorio with stunning unobstructed sea and mountain views.

Featuring a 40m² private infinity pool, large landscaped land, balconies and terraces and great views, this villa is ideal as a permanent home or as a rental villa with great potential.

INTERIOR:

The main entrance door opens into the light and bright living area which is tastefully furnished. A patio door gives access to the covered front porch with beautiful stone arches and spectacular views over the sea and the Bay of Souda. To the left is the spacious light colored kitchen, fully equipped with electrical appliances including a dishwasher. Two French doors open to a north and a south facing terrace. There is also a shower room on this floor.

Tiled steps lead to the top floor with 2 double bedrooms and a bathroom with an open shower and the washing machine. Each bedroom is equipped with a wardrobe, a reversible air conditioning unit, a ceiling fan and has access to the balcony offering stunning views stretching to the north, east and west.

The massive stone built walls from 50cm thickness keep the house cool during summer and warm in winter, the benefits of stone buildings.

EXTERIOR:

The land has a slope which guarantees the unobstructed views. From the bottom road a long graveled driveway leads to the house. There is plenty of parking for several cars. A few

steps lead to the pool area and another 4 steps to the main entrance.

A variety of trees, bushes and flowers color the house's surroundings.

The 40m² infinity swimming pool with children's area and roman steps is surrounded by a large tiled area to install sunbeds and outdoor furniture. The pool is secured with an iron banister and a variety of plants and shrubs complete the perfect look.

Behind the kitchen there is an open exterior area with outdoor furniture, well protected from the northern winds, the ideal place to sit and relax in the winter months.

At the main entrance, there is another cozy terrace, secured with a fence and with plenty of flowers overgrowing the pergola. A couple of sunbeds make this the perfect covered and private area to enjoy the jaw dropping views.

THE AREA:

The villa is just a few minutes driving from the village square of Kokkino Chorio where there is a taverna and a mini market. The village of Plaka with its shops and restaurants is just a 5 minute drive while the famous beach resort of Almerida with its sandy beach, shops and tavernas is just a 10 minute drive.

For even more amenities, the villages of Kalyves and Vamos are nearby and are open all year round.

The historical city center of Chania is a half an hour drive while the airport is 50 minutes driving.

A truly remarkable property in an ideal location with absolutely stunning views!!!

FEATURES:

- Solar panel
- Air conditioning in 2 rooms
- Fully equipped kitchen
- Satellite TV
- Electrical appliances
- Wardrobes in bedrooms
- 2.000 liters reserve water tank
- Ample parking
- Internet connection
- Blue aluminum doors, windows and shutters
- Double glazed windows with fly screens in bedrooms
- Immersion heater
- 40m² private swimming pool
- Pipes for future installation of central heating system
- Watering system
- Fenced property
- Fully furnished

