

REMARKABLE 4-BED VILLA WITH POOL, GUEST ACCOMMODATION, SEA & MOUNTAIN VIEWS, IN KOKKINO CHORIO



**REF:
YHOC-014**



Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

**PRICED AT:
€479,000**

HOUSE SIZE: 207,87m²

PLOT SIZE: 2,768.91m²

Outstanding 4 bedroom villa with a private swimming pool, large land, stunning unobstructed views towards the sea and mountains, all of which located within easy walking distance from the village square of Kokkino Chorio!

This property has it all: spacious areas, guest accommodation on the lower floor, plenty of balconies, land with a lot of potential, plenty of storage space, parking, serene location and views from every corner of the house.

INTERIOR:

From the parking area a few steps lead up to the covered main entrance which opens into the living room and kitchen area. To the right is the fully refurbished modern kitchen with plenty of gray colored cupboards for storage, a double sink, a fitted oven, washing machine, dishwasher and fridge/freezer. The roomy living room is very light and airy and has French doors opening onto a large tiled balcony with garden and mountain views. A Pellet stove which is located in the living room is connected with the central heating system and heats up the entire house during the winter.

Next to the kitchen is a bathroom equipped with a wall to wall shower and a heated towel rail. Past the bathroom is a dining area, with French doors to the West opening onto a very cozy covered balcony, and to the north other French doors opening onto another covered terrace, "L" shaped and with access to the swimming pool area a few steps lower.

Tiled steps lead to the top floor where one will find 3 bedrooms and a bathroom. The guest bedrooms are very light and airy; both have access to a spacious balcony and are equipped with wardrobes. The bathroom is equipped with a shower with a cabin,

as well as a heated towel rail.

The master bedroom at the far end is very spacious and has French doors to the West opening onto a large balcony with sea, mountain and sunset views and also to the North opening onto an "L" shaped balcony with impressive sea views. The West facing balcony has a sun shade sail to provide some shade to the sitting area.

From the ground level, tiled steps lead to the lower floor which has been converted into a guest accommodation comprising of a kitchen, living room, bathroom, bedroom and storage room (with potential for a 5th bedroom). The entire level is quite bright due to the number of windows.

The kitchen corner is equipped with plenty of cupboards and an extractor fan. The lounge is spacious and is also currently used by the current owners as a movie room with a projector. Under stairs storage provide some extra space for storing items.

A hallway leads to a bright and beautiful double bedroom with wardrobes, a full bathroom with a tub and a storage room where the small boiler is also located.

All bedrooms throughout the house as well as the guest accommodation's lounge are equipped with ceiling fans, while the 3 bedrooms on the top floor also have air conditioning units installed.

EXTERIOR:

The plot is entirely walled and fenced. The upper part of the plot is landscaped while the lower part is left in a more natural state, with many shrubs and bushes but with lots of potential.

The upper part of the land is mostly landscaped and graveled and kept low maintenance, with an irrigation system. A large sun

shade sail next to the entrance of the house provides shade for the parking area.

A couple of large olive trees are planted at the back of the house, where one will also find the solar panels and a 5.000lt reserve water tank. There are also 3 palm trees planted around the house.

The swimming pool in front of the house is about 36m², with a depth from 1.40m to 1.70m. Tiled areas around the pool are perfect for sun lounges and a large pergola covered with canvas and dressed with curtains provides shade on the hot sunny days. The views from here are amazing.

THE AREA:

The property is located near the traditional Cretan village of Kokkino Chorio, yet in a very serene and peaceful environment. The village square is within easy walking distance from the property and offers a local taverna during the summer months and a mini market which is open all year round.

For more amenities, the villages of Plaka, Almerida, Kalyves and more are all just a short drive away.

The famous beach resort of Almerida is a 10 minute drive where one can find numerous shops, restaurants, bars, bakery, pharmacy and many more.

This property is ideal for all year round living as well as a holiday home with great rental potential!

A UNIQUE, SPACIOUS, VERY WELL MAINTAINED, WITH DAZZLING VIEWS THROUGHOUT THE PROPERTY! NOT TO BE MISSED!

FEATURES:

- Solar panel
- 3 X air conditioning units (in bedrooms)
- Fully equipped kitchen
- White goods
- Pellet stove connected to central heating system
- OTE telephone/Internet
- Immersion heater
- Wardrobes
- Ceiling fans throughout
- Extra storage space
- Wooden doors and window frames
- Double glazed windows
- 5.000lt reserve water tank
- Ample parking
- Partially landscaped gardens with irrigation system
- Entirely walled & fenced
- Septic tank
- Main furniture included

