

# OUTSTANDING 4-BED VILLA WITH INCREDIBLE SEA & MOUNTAIN VIEWS IN KOKKINO HORIO



**REF:  
KC XANTHE**



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**PRICED AT:  
€595,000**

**HOUSE SIZE: 218,5m<sup>2</sup>**

**PLOT SIZE: 4,000m<sup>2</sup>**

**Outstanding 4-bedroom villa for sale on the outskirts of the village of Kokkino Chorio with incredible sea and mountain views.**

**Featuring a 40m<sup>2</sup> private 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.**

The villa already has an ESL rental license and provides the owners with an income.

### **THE HOUSE:**

This “upside down” villa has the bedrooms on the ground floor and the kitchen and living area on the top floor in order to profit from the views.

Entering the house there is a spacious hall, big enough for a lounging area, always sunny as it is facing the south and the White Mountains. The hall leads to 4 large bedrooms, each with a private bathroom and French doors opening to either the pool area or garden. All bedrooms are equipped with floor to ceiling wardrobes and are very light and airy.

Two of the bedrooms have shower rooms with wall to wall glass cabins. The other two bathrooms are remarkable: very spacious, with double sinks, a corner shower cabin and a freestanding bathtub in the center of the room and French doors opening onto the pool area.

Tiled steps lead to the top floor where a large open plan kitchen/dining/living room takes up the entire floor. Large double

glazed windows offer plenty of light and provide full views of the Aegean Sea and the White Mountains.

French doors on the East and West face of the floor open up onto tiled balconies. There is a gas fired BBQ on the west facing balcony, the perfect place to dine while enjoying the amazing views.

The kitchen is fully equipped with dark colored cupboards, a breakfast bar, stainless steel fitted electric appliances and a blue mosaic splash back.

There is also a WC room on this floor.

Located next to the WC is a utility room that houses the washing machine and tumble drier along with wall cupboards.

### **THE EXTERIOR:**

The land is flat and has been kept low maintenance. A graveled driveway leads to the house where there is ample parking for numerous cars.

There is a variety of trees, bushes and flowers decorating the house's surroundings.

A 40m<sup>2</sup> swimming pool with a children's area provides privacy and has a wooden pergola giving shade. Part of the pool surrounding is tiled and the rest is graveled. The sea views from here are exquisite.

### **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 stunning views!!!**



## Features:

- Solar panel
- Under floor heating & cooling
- Fully equipped kitchen
- Satellite TV
- White goods
- Wardrobes in all bedrooms
- 7.000 liters reserve water tank
- Ample parking
- Fireplace
- Barbeque
- Internet connection
- White aluminum doors, windows and shutters
- Double glazed windows with fly screens
- Immersion heater
- 40m<sup>2</sup> private swimming pool
- ESL rental license
- Watering system
- Walled property



Furniture negotiable

