

GREAT 2-BED VILLA WITH PRIVATE POOL & STUNNING SEA VIEWS IN THE HEART OF KEFALAS



**REF:
YHOC-131**



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**PRICE:
€179,000**

HOUSE SIZE: 71m²

LAND SIZE: 215m²

This is a beautifully finished, modern, two bedroom villa with sea views across to Rethymnon. The villa has a private pool and lovely outdoor terraces and seating areas.

This beautiful house, completed in 2004, is set in a private, walled and gated garden with its own parking area. It is a modern property— finished to a very high standard throughout and has been very well maintained.

INTERIOR:

The ground floor has two good sized double bedrooms — both with patio doors leading out to the garden and terraced areas.

Also on this level, there is a fully tiled bathroom with a bath, a shower and a washing machine. There is also a front covered terrace which provides a shaded seating area.

The upper floor has a light and airy open plan living and dining Area with a wood burning fireplace along with a fully fitted kitchen equipped with all built-in appliances.

Patio doors lead out to a spacious covered terrace with seating and dining areas which enjoys beautiful sea views. There is also an additional shower room on this floor.

EXTERIOR:

The gardens are low maintenance and have a variety of shaded and sunny seating areas. The private pool is fully tiled and has plenty of terrace space around. A spacious paved area is perfect for outdoor dining and BBQs.

THE AREA:

The villa is sat in the popular village of Kefalas. It is within easy walking distance of a good selection of tavernas and shops.

It is also just a short drive to the coastal villages at Georgioupolis, Almyrida and Kalyves—with their beaches, tavernas and many amenities.

This villa really is in the perfect location, with lovely views — whilst only minutes from the village centre and a short drive to many coastal resorts including Almyrida and Georgioupolis.

FEATURES:

- Fully fitted kitchen with appliances
- All main furniture items included
- Washing machine
- Air conditioning throughout
- Feature stone fireplace
- Reserve water tank
- Immersion heater
- White Aluminum doors, windows and shutters
- Central heating
- Low maintenance gardens
- Private pool and sun terraces
- External boiler room and storage space
- Private off road parking

