

# SPACIOUS 2-BED STONE VILLA IN LOUTRAKI



**REF:  
LOUTRAKI DORIS**



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**PRICED AT  
€195,000**

**HOUSE SIZE: 138m<sup>2</sup>**

**PLOT SIZE: 329m<sup>2</sup>**

Two bedroom, spacious, stone built villa for sale in the traditional village of Loutraki. Just 4 km from the beach at Gerani and a short drive from both Platanias and Maleme.

Built in 2010, the property is set at an elevated spot in the heart of the village enjoying a serene environment.

The building actually consists of 2 properties, the one featuring 2 bedrooms, kitchen, bathroom and living area, as well as the covered garage and a big storage room on the ground floor. The second property is built on the top floor and has one bedroom, bathroom, kitchen, living area and a small garden.

There is a possibility to buy both properties together and unite them to one bigger 3 bedroom house. Both properties have their own separate entrance.

## **THE INTERIOR**

A few steps lead to the main entrance door located on the first floor, which opens up to the spacious living /dining area.

The comfortable living room features a corner fireplace, wooden beamed ceilings and a beautiful arch separating the living area from the kitchen/dining room. French doors access to the tiled balcony secured with stone walls.

The long and comfortable kitchen is equipped with a double sink, lots of light colored wooden cupboards and is spacious enough to install a dining table and chairs.

To the left from the main entrance are the family bathroom and the two double bedrooms opposite each other.

Both of the big and bright bedrooms are equipped with floor to ceiling wardrobes providing lots of storage space.

The master bedroom has French doors opening to a tiled and walled balcony.

Located between the two bedrooms is a brown and crème colored spacious bathroom with a bathtub and plenty of room for a washing machine as well.

The house comprises wonderful, wooden beamed ceilings throughout.

## **THE EXTERIOR**

A large, impressive stone arch gives access to the courtyard and the covered garage. There is enough space in the yard to park at least 3 cars. The 20m<sup>2</sup> storage room located under the balcony is located on the ground floor.

Walking to the back side of the property one is to find the garden that is ready to house a private pool if one wishes so and which currently belongs to the small house on the top floor.

The property is located in the heart of the village and is quite surrounded by other houses. Plenty of balconies provide space for outdoor living.

## **THE AREA**

Loutraki is a very authentic and peaceful Cretan village inland of Gerani, just 4 km from the long beaches of Gerani and Maleme. The village has two kafeneon's. A baker delivers fresh bread to the village on a daily basis.

Amenities such as, butcher, baker, ATM, pharmacy, gas station and more can be found at the nearby village of Kato Gerani and many more at the lively village of Platanias.

A lovely and spacious stone house in a traditional village. Ideal for those seeking the authentic and unspoiled Crete, yet not far away from amenities!

## FEATURES:

- Solar panel
- Pipes for central heating
- 20m<sup>2</sup> storage room
- Fireplace
- Fully equipped kitchen
- OTE telephone / internet
- Green aluminum frames and shutters
- Double glazed windows
- Wooden beamed ceilings throughout
- Private covered parking
- Immersion heater
- Walled property
- Fly screens
- External taps

