

# CHARMING 2-BED VILLA WITH A PRIVATE POOL WITHIN WALKING DISTANCE FROM THE BEACH IN MALEME



**REF:  
YHOC-125**



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

**PRICE:  
€169,000**

**HOUSE SIZE: 60m<sup>2</sup>**

**LAND SIZE: 120m<sup>2</sup>**

Set in a small complex of 5 individual houses, this charming 2 bedroom village house has a stone paved courtyard and private pool inside the traditional village of Maleme within walking distance from shops and beach!

With a small easy to maintain courtyard and easy access, this property is ideal for all year round living or as a holiday home.

### **INTERIOR**

A gate opens into a private walled courtyard laid with stone paving around the pool.

The house style is based on a traditional Cretan village design, with stone-corner features, arched patio doors, stable style entrance door and tiled roof.

The property is laid out on 2 levels. The main entrance opens into the bright and light living area with a wooden sloped ceiling, a wood burner and a reversible air conditioning unit. An arched patio door gives to the courtyard and provides a constant flow of light in the house.

To the right is the L shaped acajou colored kitchen equipped with electrical appliances including the washing machine, a small fridge, a fridge/freezer and another reversible air-conditioning unit.

Behind the kitchen is the blue/white fully tiled shower room with a walk in shower and a modern sink.

Still on the same floor is the main bedroom equipped with a free standing wooden wardrobe, a double bed, reversible air conditioning, and a patio door opening to a private exterior courtyard and pool.

From the kitchen area, an iron staircase with wooden steps leads to the mezzanine area with the second bedroom equipped with 2 single beds, wooden floor and a free standing double door wardrobe. A glass patio door opens to the east facing tiled balcony secured with an iron banister.

The house is equipped with air conditioning units in the kitchen area and in 1 bedroom, has wooden ceilings throughout and has recently been repainted. It is ready to move in.

## **EXTERIOR**

A green wooden gate opens into the beautiful courtyard with the small private pool.

The entire courtyard is stone paved. There is plenty of space to install outdoor furniture, umbrellas and sun beds, thus providing a shady spot to sit and enjoy reading, dining or more.

The main entrance door is protected by a tiled pergola, the perfect place for outdoor living in a shady environment. The stone built BBQ is provided with a sink and is conveniently located under the pergola.

The property is walled for more privacy and is easy accessible.

## **THE AREA**

The property is ideally located within walking distance from shops, amenities and the beach at the village of Maleme.

Maleme is a quiet village with a long stretch of beach backed by tavernas, cafes, bars and tourist shops. There is also a supermarket, chemist, butcher and more tavernas and cafes on the coast road which is also on the main bus route between Chania and Kissamos.

The busier tourist resort of Platanias, with its sandy beach, shops, tavernas, bars and cafes can be reached in 10 minutes and the national road junction at Tavronitis is just a 5-minute drive giving access to the south coast, the White Mountains and further destinations including Rethymno and Heraklion. Chania and Kissamos are a 25-minute drive away.

**A cozy property with many lovely features! A great opportunity not to be missed!**

## **FEATURES**

- Solar panel
- 2 air conditioning units
- Free standing wardrobes
- Fully equipped kitchen
- Fully furnished
- Wood-burner
- Some fly screens
- Green aluminum double glazed windows
- Beamed ceilings throughout
- Immersion heater
- Walled property
- Private pool 20m<sup>2</sup> (the deepest end is 1m60)

