

# 3-BED FULLY FURNISHED DETACHED VILLA WITH PRIVATE POOL AND SEA & MOUNTAIN VIEWS IN MODI



**REF:  
MODI LOTUS**



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**PRICED AT:  
€199,000**

**HOUSE SIZE: 106m<sup>2</sup>**

**PLOT SIZE: 307m<sup>2</sup>**

**Beautiful detached, three bedroom, two bathroom 'upside down' villa located in a rural setting with sea and mountain views.**

## **INTERIOR**

A few steps lead to the entrance door protected by a covered veranda. The ground floor comprises of the master bedroom, a second guest bedroom with shared bathroom with bathtub, WC, basin and washing machine. The spacious bedrooms have fully-fitted, floor-to-ceiling wardrobes and each has direct access to a private, covered terrace. There is additional understairs storage and access to the garage which houses the boiler and oil tank.

Marble stairs lead from the ground floor to the first floor with a large, bright open-plan living/kitchen/dining room, which takes advantage of its' elevated position to offer sea views, a third bedroom and WC.

The fully-fitted kitchen has eye-level and base storage units and stainless steel cooker, extract and fridge/freezer.

The north-facing balcony from the living room offers sea and sunset views and a south-facing balcony, accessed from the third bedroom, has panoramic views to the White Mountains over the surrounding countryside and olive groves.

The house has oil-fired central heating and a recently-replaced solar panel for hot water with electric immersion. It is equipped with double-glazed, white aluminium doors and windows with fly screens throughout.

## EXTERIOR

The external areas are very low maintenance. The pool area is paved all around and the south facing small garden in the back is graveled. There is a stone wall and painted steel railing boundaries.

The 26.25m<sup>2</sup> (7.5 x 3.5m) private pool has a 1.8m depth and a paved terrace with space for sunloungers, table and chairs.

The plot has parking for two cars with one in the garage.

## THE AREA

The village of Modi is just 2km from Gerani with its' tavernas, cafes and mini-market. The larger resort area of Platanias is just 10 minutes away with a greater selection of supermarkets, bakeries, tavernas, cafes, shops, banks, post office and other essentials as well as its' popular, long, sandy beach.

The nearest beach to the villa is just 2.5km away with many more within a 15-minute drive. The lovely old town of Chania is a 20-minute drive and the airport 40 minutes away.

**This is a well-maintained property in a quiet village location but within easy reach of local amenities and is ideal as a holiday home or for year-round living.**



## Features:

- Solar panel
- Fully-equipped kitchen
- White goods
- Built-in floor-to-ceiling wardrobes
- Oil-fired central heating
- Garage with extra storage space
- Telephone/Internet – not connected
- White aluminium double-glazed doors and windows
- Immersion heater
- Private parking space and garage
- Private swimming pool (7.5x3.5m)
- External taps
- Balconies throughout
- All furniture and equipment included
- Walled property

