

SPACIOUS VILLA WITH PRIVATE POOL, GARAGE AND GREAT VIEWS WITHIN WALKING DISTANCE FROM PLAKA



**REF:
PLAKA KYVELI**



**PRICED AT:
€299,999**

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HOUSE SIZE: 163m²

PLOT SIZE: 289m²

Fabulous holiday villa with private swimming pool and wonderful views of Souda Bay.

Within a short walk to bustling Plaka village square and its tavernas, cafes and shops and an easy walk to the Blue Flag resort of Almyrida beach.

'A great property for family holidays or as a fantastic investment as a rental business'.

This is a beautiful house completed in 2007. It has been well designed and sits in the perfect location looking down onto Almyrida Bay.

On the ground floor there are 3 double bedrooms all with fitted wardrobes and sliding French doors to terraces.

There is also a full bathroom with a glass panel separating the shower and beautiful dark cream marble tiles.

The main bedroom has an en suite shower room and toilet with a sliding door and French doors opening on to an arched covered terrace with steps leading down to the lovely pool patio with a blue mosaic swimming pool and a covered pergola area for shade.

Tiled steps lead down to the large basement which is fully tiled and comprises 2 large living rooms plus a generous utility room with a roller garage door to the 'off-road' parking area.

On the upper floor there is a spacious living/dining and kitchen area with French doors leading to a covered terrace. A door in the kitchen area leads to a pitched terrace space with pergola. On this floor there is also a roomy cloakroom and toilet.

Floor tiles are in cream throughout and all inner doors are white wood, while outer doors, windows and shutters are attractive blue aluminium.

The property, which has excellent views, is in a very desirable area of Plaka within walking distance of its square where there are cafes, tavernas and shops.

A 2 minute drive or a short walk brings you down to the lovely resort of Almyrida with its safe sandy 'blue flag' beach, cafes, shops and restaurants.

Features:

- Air conditioning
- All fixtures and fittings
- All furniture items
- Central Heating
- Fully fitted Kitchen with appliances
- Utility room with laundry area and storage
- Fitted wardrobes
- Solar Panel and immersion heater
- Aluminum doors and windows with Fly screens
- External covered terraces
- Private garage and off road parking
- Private pool and sun terraces

