

# REMARKABLE 3-BED VILLA WITH PRIVATE POOL AND GREAT VIEWS IN STALOS



**REF:  
STALOS ARETE**



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

**PRICED AT:  
€298,000**

**HOUSE SIZE: 136m<sup>2</sup>**

**PLOT SIZE: 1790m<sup>2</sup>**

**Beautiful 3 / 4 bedroom house with private pool for sale near Stalos. Nestled on a hillside overlooking the White Mountains and the sea, this comfortable property is just a 5 minutes drive away from the beach.**

## **INTERIOR**

The main entrance door opens to an open and airy living/dining area with a fire place. The high ceiling and wooden beams perfectly combine modern with tradition and lots of windows guarantee the permanent flow of light throughout the property. The living room areas flow out to a spacious open terrace overlooking the pool and the stunning surroundings. The terrace was extended with a wooden decking for more comfort. A part is covered and protected by a windscreen; this would be the perfect place for outdoor living and dining.

Wooden steps lead to the spacious mezzanine, currently used as a studio but could easily be used as a bedroom. A wooden railing secures the area, and there are 2 accesses to the spacious terraces. Covered and open sitting corners have been created, giving you the opportunity to enjoy outdoor living in any weather.

This floor also comprises a U shaped crème colored fully equipped kitchen, with a door opening to another shaded sitting area, surrounded by trees and shrubs facing a pretty stone wall.

The shower room has a toilet, sink, a tiled wall to wall shower, all tiled with pretty colorful tiles.

Marble steps lead down to the 3 bedrooms and a bathroom. All 3 bedrooms provide large floor to ceiling wardrobes and the 2 double bedrooms give access to a large covered terrace with stone columns and to the pool. A table and chairs offer a comfortable sitting area around the pool.

The bathroom is tiled with white and blue mosaics and is equipped with a bathtub and the washing machine

## **EXTERIOR**

The villa stands on a large plot with panoramic views to the White Mountains, the city of Chania and the sea beyond. The plot has quite a slope but is easy accessible with wooden steps leading to the bottom part and the olive grove with 16 olive trees and various other fruit trees.

The garden is terraced and a lot of sitting areas have been created. It is entirely walled and fenced and has an automatic watering system. Stone and graveled pathways wind through the landscape and are lined with colorful flowers.

The pool is surrounded with stone pavement, mature trees and a variety of shrubs and flowers, and is also accessible from the kitchen by stone steps.

A large gate opens from the road to the parking area; the main entrance is protected by a large covered pergola supported by stone columns and walls. A few stone clad walls give the house a particular touch.

## **THE AREA**

Stalos is a coastal village 8 km west of Chania. It is easy to reach and the long sandy beach is peppered with sun beds and umbrellas. The beach has been awarded a Blue Flag. Clear shallow waters make it perfect for families, and a line-up of taverns and bars stretch along the beach.

The part of the village bordering the coast is called Kato Stalos (down Stalos). One kilometer higher you find the original village, Pano Stalos (upper Stalos) which is located 150m above sea level and which is the old part of the village.

In Pano Stalos there are a couple of good local taverns. In Kato Stalos there are many facilities such as supermarkets, taverns, shops, night life. On the beach you can rent sun beds and umbrellas, and a regular bus service secures the connections to and from Chania (there is a bus every 15 minutes during the summer season).

**For lovers of peace and quiet, this modern villa has a perfect location, just 5 minutes drive from the beach and many amenities. This house could be an ideal holiday home but is also fully equipped for all year living.**

**DON'T MISS IT!**



## Features:

- Private pool 32m2, depth 1m10 to 1m60
- Reversible air conditioning in 2 bedrooms and living area
- Solar panel
- Fitted ground to ceiling wardrobes
- Fireplace
- Satellite TV
- Reserve water tank
- Central heating and boiler house
- Extra storage room
- Telephone and Internet
- White aluminum windows and shutters
- Fly screens
- Fully equipped kitchen
- All the furniture is included
- Parking
- Walled, landscaped garden

