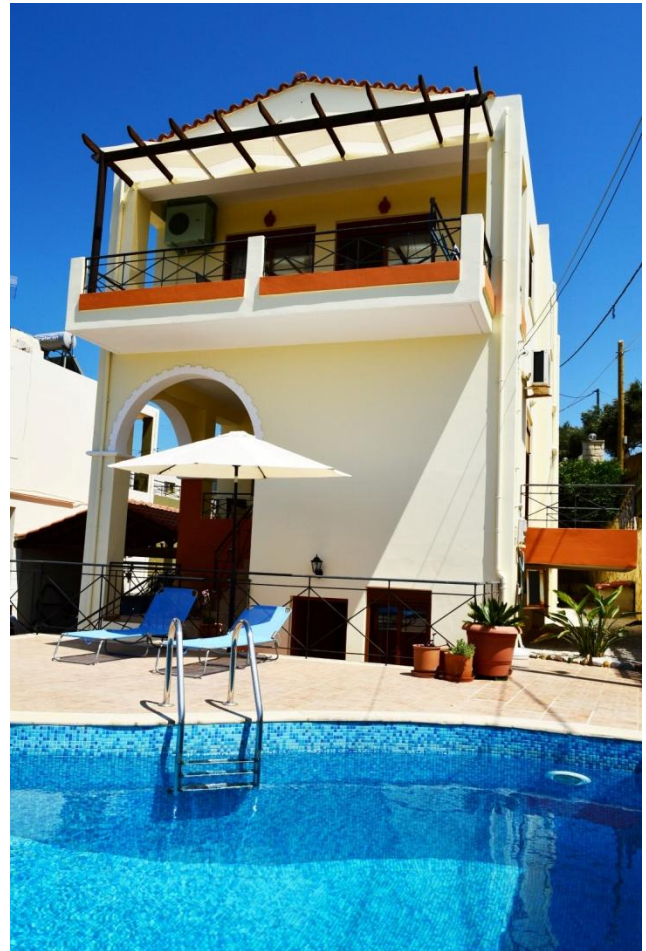


# LUXURY 5 BED VILLA WITH PRIVATE POOL AND AMAZING SEA VIEWS IN TAVRONITIS



**REF:  
TAVRONITIS THEA**



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**PRICED AT  
€230,000**

**HOUSE SIZE: 172m<sup>2</sup> PLOT SIZE: 420m<sup>2</sup>**

**Luxury Five Bedroom Villa – only €230.000!!**

**Detached 5 bed villa with private pool set in rural area, yet only a short walk to the lively village of Tavronitis and to the beach.**

This fully equipped villa is built to comply with all EOT rental license requirements and offers many balconies providing splendid sea views. . There is easy access to the national highway - from there it is just a 25 minute drive into Chania town.

A few steps lead to the arched porch with the main entrance. The bedrooms are located on the ground floor and the living areas on the top floor. This guarantees the wonderful sea views from the balconies and keeps the bedrooms cooler during the hot summer months.

The ground floor consists of 3 spacious bedrooms, each equipped with ceiling fans, built in wardrobes and large sliding doors opening to a balcony. The master bedroom has an air-conditioning unit. Also on this floor is a spacious bathroom with a  $\frac{3}{4}$  bath and a shower.

The lower floor offers an independent guest apartment with 2 additional bedrooms, a fully equipped kitchen, living/dining room, a wetroom with toilet and shower, and a small storage space. This area has been designed for disabled persons and has been adapted to wheelchair use. There is access from internal stairs as well as a separate entrance from the exterior.

Tiled stairs lead to the top floor and the open plan lounge, dining and kitchen area + WC.. Plenty of large sliding doors giving to the balconies and terraces provide a lot of light inside this comfortable and well maintained villa. The living area has panoramic views over the sea and Rodopos Peninsular, the

north facing balcony overlooks the sea and the stunning sunsets towards the west. The fully equipped kitchen has access to the south facing balcony, the perfect place to enjoy the sun during cold winter days.

The piano shaped pool provides sun beds and parasols. The entire area is walled and fenced and secure for children. The pool is 30m<sup>2</sup> and has a depth of 2,2m at the deep end and 1,2m at the shallow end.

The easy to maintain garden is enclosed by walls and railings and features a paved area bordered by colourful flowers. There is covered carport and a utility room where the washing machine is installed.

The villa is located just 7 minutes walk from the centre of Tavronitis, a welcoming sea side town that offers an array of amenities and that remains open all year round.

This house is a comfortable home for living all year round but can also be a holiday rental villa. It comes fully furnished and is ready to move in!

**A house built to the highest standards with a modern design, luxury fittings throughout and stunning unobstructed views to the sea.**

**DON'T MISS IT, WORTH THE VIEWING!!!!**



## FEATURES:

- Air-conditioning units in master bedroom and in 2 lounges
- Wired for air conditioning in all other rooms
- Piped for central heating
- All furniture and fittings
- Fully equipped kitchen
- White goods including washing machine
- Outdoor furniture
- Brown aluminium shutters, double glazed windows
- Freestanding wardrobes
- Solar panels
- Immersion heater
- Exterior taps
- Private pool with paved area and BBQ
- Internet connection
- Walled, landscaped garden
- Covered parking
- Extra storage space at the back of the house
- Newly decorated interior & exterior

