

# STUNNING 5-BED VILLA WITH PANORAMIC SEA AND MOUNTAIN VIEWS IN TSIVARAS



**REF:  
TSIVARAS ONEIRO**



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**PRICED AT:  
€375,000**

**HOUSE SIZE: 202m<sup>2</sup>**

**PLOT SIZE: 1000m<sup>2</sup>**

Stunning 5 bed villa in its own landscaped private gardens for sale, set above the beautiful, quiet village of Tsivaras with panoramic sea and mountain views, just a short drive to the nearby beaches and resorts.

Built to the highest quality and with superior internal decor and finish, this beautifully finished 5 bedroom villa was completed in 2007.

### **The interior**

Stone steps lead to the main entrance protected by a big L shaped covered veranda with unobstructed sea and mountain views.

You enter into the fully equipped kitchen which includes the washing machine and dishwasher. An arch separates the kitchen from the spacious living/dining area equipped with a corner fire place. Two large French doors open to the covered verandas that are protected from wind and sun by screens that can be opened or closed according to one's need. This spacious veranda is the place to sit and enjoy the views or just relax.

From the living area, an arched doorway leads to the 3 double bedrooms and a bathroom. The 3 rooms are all good sized and equipped with ceiling fans and floor to ceiling wardrobes. The master bedroom has an en-suite shower room and patio doors to the external terrace areas. The guest bathroom is fully equipped and has a large wall to wall walk in shower.

Off the living room, a small office area has been created, light and airy with a window and a door leading to the living area.

The separate guest accommodation on the lower floor has its own access.

It consist of a fully equipped kitchen, an open plan living/dining area, 2 spacious bedrooms with floor to ceiling wardrobes and a large shower room with glass cubicle. A patio door gives access to the pool area, BBQ and pergolas on the same level.

On this level there is also a 26m<sup>2</sup> garage with electric door, and a large storage room with the reserve water tank.

## **The exterior**

The exterior of the villa has been beautifully landscaped with stone steps and paths, and many mature plants, flowers and trees. The many outside seating areas and large terraces all offer lovely views of the surrounding mountains, hillsides and the sea at Souda Bay.

The 50m<sup>2</sup> pool is securely fenced and surrounded by a spacious stone tiled area for the sun beds and parasols. A pergola covered with fabric gives much needed shade and a second pergola covered with a rich grapevine is nearer the BBQ. A few steps down is a third covered pergola surrounded by fruit trees and very private. Dining furniture and a hammock for the siesta are the ideal place for farniente.

Below the pool, a solar system has been installed for the pool pump.

## **The area**

Tsivaras is a small village between Vamos and Kalives. The village has a small cafe and a mini-market but you will find more shops and many other services in Kalives 3km away (supermarkets, restaurants, shops, bank, post etc) or in Vamos, also 3km, making it a great location for both holidays and full time living.

It has easy access.

## Features:

- Fuel powered central heating
- Fireplace
- Ceiling fans
- Fully fitted kitchen with all appliances
- Fitted floor to ceiling wardrobes
- Solar panel, town water supply and immersion
- Aluminium doors and windows with fly screens
- External BBQ area
- Air conditioning system
  
- 3 phase electric supply
- Landscaping with full irrigation
- Satellite system for TV and Internet
- Garage
- External workshop/boiler room/storage
- Covered pergolas/seating areas
- Fully furnished

