

LOVELY 2-BED HOUSE WITH STUNNING GARDENS, COVERED BBQ AND GREAT VIEWS NEAR VOUKOLIES



**REF:
VOUKOLIES KALLISTO**



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**PRICED AT
€147,000**

HOUSE SIZE: 77.45m²

PLOT SIZE: 672m²

Lovely two-bedroom property for sale with great views, near the village of Voukolies. This property is ideal for year-round living, is fully-equipped and ready to move into.

The Solsitice garden is a Zen Xeriscape nestled in the Green Natural Amphitheatre of Voukolies' olive groves. With an elevated 360 degree vista, including views of the White Mountains and the blue Aegean Sea.

Built in 2006, this property enjoys a truly privileged and private location on a hillside close to the traditional village of Voukolies.

THE HOUSE

A large asphalt driveway, bordered with nicely-shaped trees and bushes, curves through the garden and leads to the parking and a large, tiled, covered area with the main entrance which opens onto a small hallway. The ground floor consists of two bedrooms, a shower room and a separate toilet.

The shower room on the right is tiled with light yellow and white tiles and houses the washing machine, a wall-to-wall walk-in shower with a sliding door, a toilet, a sink and a heated towel rail. There is a separate matching toilet with a sink at the opposite side of the bathroom.

The master bedroom is equipped with a four-door floor-to-ceiling wardrobe with shelves on top. A French door opens to an east-facing covered terrace, a beautiful sunny spot in the morning. The second bedroom has a free-standing closet and a door opening to the garden.

Tiled steps, equipped with a handrail, lead to the open-plan living/dining room with a U-shaped kitchen corner. The kitchen is fully-equipped with stainless steel white goods, a double NEFF oven, a NEFF ceramic hob with touch screen and lots of

cupboards. A simple but ingenious system extends the work surface with a collapsible worktop. A door opens to a small balcony with access ladder to the roof, solar panels and water tank.

The living area has many windows allowing the light to flow in. The wooden pine-clad ceiling has extra insulation. Sliding doors open to a tiled, covered balcony protected from the north wind by a sun screen and equipped with power points and a railing. This area is a perfect extension of the living area and would be the place to receive friends or simply to relax enjoying the surrounding views.

THE EXTERIOR

The property offers excellent exterior spaces. There are plenty of balconies, covered terraces and hidden sitting corners offering shady or sunny spaces according to the time of the day.

The wrap-around garden is very well kept and features bushes and trees trimmed in unusual shapes, water features, a sun dial, and many more unexpected features all laid out in harmony. Walking around the garden one will come across many interesting discoveries.

A beautiful BBQ house shaded by a tiled pergola also offers an exterior kitchen with a sink, fridge and cupboards. The perfect place for exterior dining!

The boiler house is attached to the back of the house and also has some extra storage space.

THE AREA

The property is located within easy walking distance of the many amenities in the village of Voukolies, including supermarkets, bank, bakery, pharmacy, tavernas, and cafes. There is easy

access to the national highway from where the historical city of Chania is just a 20-minute drive and the airport 45 minutes.

Within a 10-minute drive is the village of Tavronitis with its nice pebble beach, which is part of the vast beach that runs from Kolimbari to Chania. Near the beach there are a couple of tavernas and restaurants, while in the village you can find many amenities including shops, tavernas, cafes, baker and butcher. Voukolies and Tavronitis are active, working villages which do not shut down during the winter. They have all amenities and facilities all year round.

A GREAT PROPERTY IN AN IDEAL LOCATION AND WITH STUNNING VIEWS. DON'T MISS IT!!!

Features:

- Solar panel
- 3 x air conditioning units
- Fully-equipped kitchen
- Satellite TV & Internet
- White goods
- Built-in wardrobes
- Reserve water tank
- Plenty of parking space
- Central heating & boiler house
- Extra storage space
- Covered BBQ with exterior kitchen
- Telephone line
- Brown aluminium shutters
- Double-glazed windows with fly screens
- Beamed ceilings on top floor
- Immersion heater
- External taps
- Most furniture included
- Walled property
- Landscaped gardens with watering system

