

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



**REF:  
VOUKOLIES KALLISTO**



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**PRICED AT  
€169,000**

**HOUSE SIZE: 77.45m<sup>2</sup>**

**PLOT SIZE: 672m<sup>2</sup>**

**Lovely two bedroom property for sale with great views, near the village of Voukolies. This property is ideal for all year 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 degrees vista, including views of the White Mountains and the Blue Mediterranean Sea.

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

## **THE HOUSE**

A large asphalted driveway bordered with nicely shaped trees and bushes curves through the garden and leads to the parking and the large tiled covered area with the main entrance that opens onto a small hallway. The ground floor consists of 2 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, the 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/water tank.

The living area has a lot of windows allowing the light to flow in the room. The wooden pine clad ceiling has extra insulation. Sliding doors open to a tiled covered balcony protected from the north with 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, a 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, such as super market, bank, bakery, pharmacy, tavernas, cafes and many more. There is easy

access to the national highway - from there it is just a 20 minute drive into the historical city of Chania.

Within a 10 minute drive is the nice pebbly beach of Tavronitis, which is actually a small part of the vast beach that runs from Kolimbari and extends up to Chania. Near the beach there are a couple of tavernas and restaurants, while you can find almost every possible touristic facility in the village. 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 of the furniture included
- Walled property
- Landscaped gardens with watering system

