

# WONDERFUL 2-BED VILLA WITH GREAT VIEWS AND PRIVATE POOL IN VOUVES



**REF: VOUVES  
ANEMONE**



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**PRICED AT:  
€139,000**

**HOUSE SIZE: 77m<sup>2</sup>**

**PLOT SIZE: 336m<sup>2</sup>**

**Wonderful well maintained spacious villa with great views of the Bay of Kolymbari and with an above ground pool surrounded by decking.**

**This villa sits on a hillside in the traditional village of Vouves and enjoys stunning views of the sea, the surrounding hillsides and the sunset.**

### **THE HOUSE:**

A tarmac road leads to the parking area which is covered by a tiled pergola offering space for 2 cars and is "dressed" with a wonderful bougainvillea. There is also a part of graveled land on the parking level.

From the parking, a tiled path on the side of the house leads to the main entrance on the top floor and opens into a hallway. There is a fully tiled bathroom here including a bathtub and a shower.

There are two double bedrooms on this floor each with its own balcony. The master bedroom is equipped with a free standing wardrobe and has French doors opening onto a spacious West facing balcony covered with an open pergola and enjoying magnificent sea and sunset views. The guest bedroom has a small balcony but also with great views.

Tiled steps lead to the lower floor where a spacious open plan kitchen/living/dining room is found, as well as a WC room. A decorative arch separates the living area from the dining room this area which used to be a third bedroom and could easily be turned back to its original state.

The corner kitchen is fully equipped with wooden storage cupboards and is fully fitted with stainless steel electric appliances.

Beside the kitchen area there is a door opening to a side terrace where a shed is placed for extra storage.

The entire floor is very light and airy and has French doors at both the living and dining area, opening onto separate terraces. Outside the dining area the land is tiled and has enough space for a table and chairs.

The terrace outside the living room is covered while the remaining exterior land is partially stone paved and the rest is planted with colorful flowers, watered by an irrigation system.

### **EXTERIOR:**

From the stone paved area, 8 steps lead down to the pool. The pool is above ground surrounded by decking and nicely decorated.

The villa offers many exterior areas to sit, all ideal for wining and dining or just to lay in the sun.

The villa is built on a slope so the land is separated into 3 levels: top level with the parking and some land is, the middle level with 2 terraces, garden and a stone paved area, and a lower level with the pool.

### **THE AREA:**

Vouves is a small traditional village just 10 minutes driving from the coast and closest beach. There is a taverna within 2 minutes walking, open during the summer months and also the famous Old Olive Tree dating 3.500 years old.

Within 12 minutes driving you reach the larger village of

Kolymbari which is open all year round and offers all types of amenities such as super market, pharmacy, doctors, restaurants, cafes, shops, gas station, bookshop, school, post office, local transportation, highway entrance/exit and many more.

Also within 10 minutes driving is the village of Tavronitis offering all types of every day amenities.

**The historical city center of Chania is a 30 minute drive while Chania airport is a 50 minute drive.**

**A beautiful fully equipped villa, ideal as a permanent residence or as a holiday home with rental potential.**



## Features:

- Solar panel
- Air conditioning units throughout
- Fully equipped kitchen
- Satellite TV
- White goods
- One free standing wardrobe
- Private covered parking
- Shed for storage space
- Wood burning stove
- Wooden doors, windows and shutters
- Double glazed windows
- Immersion heater
- Walled property
- Above ground pool surrounded by decking
- Irrigation system
- Fully furnished
- Possibility for 3<sup>rd</sup> bedroom

