

# SUPERB 5-BED VILLA WITH PRIVATE POOL AND STUNNING VIEWS IN VOUVES



**REF:  
YHOC-130**



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**PRICE:  
€440,000**

**HOUSE SIZE: 148m<sup>2</sup>**

**LAND SIZE: 1,000m<sup>2</sup>**

**Outstanding, well maintained spacious villa with great views for sale.**

**Built in 2004, this villa sits on a hillside in the traditional village of Vouves and enjoys stunning views of the sea, the White Mountains, the surrounding hillsides and the impressive sunset!**

### **INTERIOR:**

The main entrance is made attractive and useful, it is protected by a covered pergola with a beautiful colorful bougainvillea and transparent windscreens on 2 sides of the pergola.

Upon entering the house, the L shaped kitchen is on the left hand side and is separated from the living area by a wall. The kitchen is fully equipped and includes a dishwasher and a ceiling fan.

The living room is light and bright, comfortable and spacious with many windows giving a constant flow of light throughout the rooms. A double patio door gives to the exterior terrace with an open pergola (which could be covered). Passed the living area is a small shower room with a WC and then the dining room which on the original plans was a bedroom. The actual owners now use this room as a dining room equipped with a ceiling fan and a patio door.

Right of the kitchen, tiled steps with a banister lead to the upper floor consisting of 2 double bedrooms, each provided with an adjacent bathroom. The front room has a patio door opening to a tiled balcony and the stunning views, and the bathroom has a full length bathtub. The back room is equipped with a shower room and both rooms have free standing wardrobes and reversible air conditioning units.

Another flight of stairs lead to the lower floor with another 2 bedrooms and a small laundry area in the hallway housing the washing machine and 2 fridges. One of the rooms now has a football table and is used as a game room, and the second room has an adjacent shower room. There is separate storage area under the stairs.

## **EXTERIOR:**

The property sits on a large plot, beautifully landscaped, surrounded by stone walls with 2 iron gates allowing access in and out of the property and offering stunning views all around. The access is paved except the last 70 meters; the wooden beamed carport could be covered with netting to avoid the sun.

The private infinity pool is heated via a boiler (separate system) and has a cover keeping the heat. There are 2 areas underneath the pool storing the machinery, filters, water tank and the oil tank for the heating system. The lawn west of the pool is provided with sprinklers on timers and there is a drainage system around the house. Plenty of graveled and tiled areas are neatly secured with banisters and furniture for outdoor living. Also, there are 2 underground water tanks with a capacity of 10.000 liters.

The garden wraps around the house and has been carefully landscaped, planted and terraced, offering plenty of exterior areas to relax, according to the season and/or the time of the day. Just choose your ideal terrace for wining and dining or simply to soak up the sun. But most of all enjoy the tranquility and stunning views.

You will feel on top of the world in this house offering astonishing views stretching over western Crete, the sea and the surrounding olive groves.

## **THE AREA:**



Vouves is a small traditional village just 10 minutes driving from the coast and closest beach. There is a taverna within 5 minutes' walk open during the summer months and selling local and basic products. The village also boasts the famous Old Olive Tree dating 3.500 years old and the small local museum besides it.

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 worth mentioning is the weekly market on Fridays (only 12 minutes from the house) which is not only a shopping expedition but also a social experience.

**Also within 10 minutes driving is the village of Tavronitis offering all types of every day amenities and the intersection to the National Road.**

**The historical city center of Chania is a 35 minute drive while Chania airport is a 50 minute drive.**



## FEATURES:

- Solar panel
- Air conditioning throughout
- Central heating
- Fully equipped kitchen
- Electrical appliances including dishwasher
- Fuel powered central heating system
- Satellite TV
- Built in wardrobes
- Ceiling fans in some rooms
- Private parking
- CCTV
- Exterior storage spaces
- Wooden doors, windows and shutters
- Double glazed windows
- Immersion heater
- 10.000 liters reserve water tank
- Walled property
- Watering system
- Beds, bedside tables, wardrobes and chest drawers included
- Large furniture negotiable

