

# LOVELY 3-BED VILLA WITH PRIVATE POOL AND SEA VIEWS IN XIROKAMBI



**REF:  
XIROKAMBI MELINA**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICED AT:  
€269,000**

**HOUSE SIZE: 99m<sup>2</sup>**

**PLOT SIZE: 800 m<sup>2</sup>**

**Lovely 3-bedroom villa with private pool and landscaped gardens, overlooking the Aegean Sea. Located in the traditional village of Xirokambi in a peaceful spot amongst the olive groves.**

**This villa is dressed in the traditional Greek blue and white colours and is sold fully furnished and ready to move in to.**

### **INTERIOR**

The main entrance is located on the ground floor and opens into a light and airy open-plan kitchen/living room.

To the right of the entrance is a fully-tiled shower room and a double bedroom with French doors opening onto a covered terrace.

To the left is the U-shaped fully-equipped kitchen with plenty of wooden cupboards for storage and a fitted stainless steel dishwasher. The living area has high ceilings with six small windows above providing lots of light throughout.

An under stairs utility room houses the washing machine and provides extra storage space.

French doors open from the living area onto a tiled, covered balcony with further steps down to the swimming pool area.

A staircase leads to the upper floor which consists of a spacious hall, two double bedrooms and a full bathroom. The guest bedroom has a pergola-covered balcony and a bathroom with a bath tub which is also accessed from the other bedroom. The hall is spacious enough for a corner office which overlooks the living room.

The master bedroom, with a west-facing balcony, enjoys wonderful rural views to the Aegean Sea. The perfect spot to enjoy the amazing colourful sunsets.

All three bedrooms are equipped with reversible air-conditioning units.

## **EXTERIOR**

There is private parking for up to four cars. Down a few steps is the landscaped garden with numerous fruit trees including pomegranate, grapefruit, fig, orange, tangerine and an olive tree, all of which are surrounded by graveled paths. Flowers and shrubs border a pathway and further steps lead to the main entrance of the house.

There are several garden corners, each enjoying its' own privacy and serenity.

The swimming pool terrace is entirely stone paved and beautifully surrounded by flowers and olive groves. The amazing views from this terrace extend all the way to Rodopou peninsula.

## **THE AREA**

The quiet village of Xirokambi is located just a short 5-minute drive from the larger village of Maleme where one can find amenities including supermarket, pharmacy, gas station, local transport links, tavernas and cafes as well as a tranquil beach.

The famous beach resort of Platanias is a 10-minute drive and offers numerous beach activities and a livelier more cosmopolitan atmosphere.

Chania town is just a 20-minute drive and the airport is 40 minutes away.

**The villa has excellent rental potential and could provide the owners with a substantial annual income.**

**Features:**

- Solar panels
- Air conditioning in all three bedrooms
- Fully-equipped kitchen
- White goods
- Wardrobes
- Reserve water tank
- Central heating/boiler house
- Blue aluminum window frames and shutters
- Double-glazed windows
- Immersion heater
- Landscaped gardens with irrigation system
- Telephone/Internet connection
- Fully furnished
- Storage room
- Private parking

