

SPACIOUS 2-BED HOUSE WITH 360 DEGREE VIEWS AND PRIVATE POOL WITH FRUIT & OLIVE TREES IN XIROKAMBI



**REF:
XIROKAMBI OLYMPIA**



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**PRICED AT:
€330,000**

HOUSE SIZE: 120m² + 90m² basement
PLOT SIZE: 4,552m²

This beautiful, detached, 2/3-bedroom, 3-storey house is located in a quiet village just a 7-minute drive from the nearest beach.

There are stunning sea and mountain views from the extensive terraces and balconies and the well-stocked gardens include flowers, shrubs, olive and fruit trees and a vegetable garden.

THE HOUSE

With classic white and blue colour schemes, this property occupies an elevated position and comprises two double- bedrooms, three bathrooms, open plan kitchen/living room, separate dining room, a large basement and lots of balconies and terraces all around.

Access to the ground floor is from the driveway or the pool terrace into the light and airy open plan kitchen/living room. The kitchen is well-equipped with gas hob and oven, fridge/freezer, dishwasher and extensive cupboards, both eye-level and base units. The bright living room has a large wood burning fire and many double-glazed windows and doors. Satellite television, telephone and internet connections are all present.

The separate dining room, which could easily be converted into a third bedroom or office (it just needs a door), has two double doors leading onto terrace or balcony and a window, all enjoying superb views. The ground floor bathroom comprises a shower, WC and wash basin.

An open, light, tiled staircase leads to the first floor landing with two equal-sized double bedrooms and a bathroom with shower, WC and wash basin. Both bedrooms have access to a large

balcony with windows and doors on three sides and ample storage. Both have air conditioning and tiled floors.

Ground and first floor balconies surround the property on two and a half sides giving stunning views north to the Rodopos Peninsula and Thodorou Island and south to the White Mountains.

The large basement, accessed from the central staircase, has several windows with shutters and a door to the garden. The bathroom contains a bath, WC and wash basin and there is a separate utility room/store. A wood burning stove provides heating and there are numerous electric sockets.

THE EXTERIOR

The south-facing pool terrace with covered seating area and substantial BBQ captures the sun all day. The pool is 45m² with constant 1.6m depth; there is a thermal pool cover, underwater lights and a shower.

The 4500m² plot contains over 55 olive trees, extensive fruit trees, a vegetable garden, flowers and shrubs. Additional storage is available in a shed and greenhouse and the central heating boiler house which also contains the oil tank.

A number of water taps are provided around the property to water the plants including an agricultural supply for the olive trees. An electric point is provided adjacent to the pool seating area.

There are plenty of sitting areas and corners to sit and enjoy the peaceful environment, surrounded by olive groves and offering stunning views all around.

There is ample parking for six cars.



THE AREA

Xirokampi is a small, traditional Cretan village 3km from the coast road and 3.5km from the nearest beach. Tavernas, cafes and supermarkets can be found in Maleme some 4km away and Chania can be reached in 30 minutes.

The busy tourist resort of Platanias, with its sandy beach, tavernas, bars and shopping is just a 10-minute drive away as are other beaches at Tavronitis and Kolimbari.

THE PROPERTY IS IDEALLY SUITED TO SOMEONE SEEKING A SUBSTANTIAL HOLIDAY OR PERMANENT HOME IN A SECLUDED, RURAL LOCATION WITH OUTSTANDING VIEWS, AND IS FULLY-EQUIPPED FOR YEAR-ROUND LIVING. IT ALSO OFFERS EXCELLENT RENTAL POTENTIAL.

Features:

- Blue aluminium doors, windows and shutters with insect screens
- Double glazing throughout
- Extensive balconies on ground and first floors
- Air conditioned bedrooms
- Solar panel and electric immersion heater for hot water
- Wood burner in living room and basement
- 45m² swimming pool with thermal cover
- White goods included
- Water tank and triple water filtration system
- Landline telephone and internet
- Satellite television receiver and dish
- Extensive basement of 90m²
- Security alarm system

