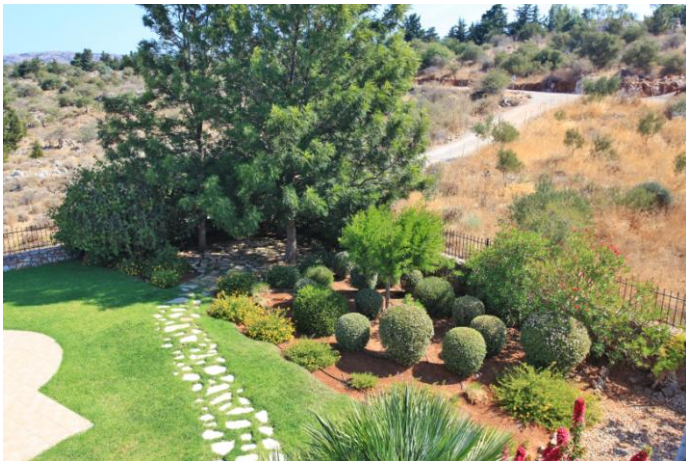


WONDERFUL 3-BED VILLA WITH PRIVATE POOL AND LANDSCAPED GARDENS IN XIROSTERNI



REF:
YHOC-099



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PRICE:
€349,000

HOUSE SIZE: 98m²

LAND SIZE: 1,187m²

This 3 bedroom villa has a private pool, beautifully landscaped gardens and great views to both the Sea at Souda Bay and to the White Mountains.

Completed in 2008 to a high quality finish by a local builder, this lovely property is ideal as either a holiday home, full time home or for access to the popular Cretan rental market.

INTERIOR

The ground level of the villa has an open plan dining and living area with a feature stone fireplace and a wood burning stove.

Patio doors lead to a spacious outdoor dining area with steps down to the pool and gardens.

The kitchen is fully fitted with all white goods and has a further door leading to a covered terrace with 'Tenta' blinds.

Also on this floor there is a bedroom with fitted wardrobes and also a WC.

The upper floor has 2 further double bedrooms both with fitted wardrobes. Each has a front terrace overlooking the pool and one has an additional covered terrace to the rear.

The main bathroom on this level has a walk-in rainfall shower, vanity units and houses the washing machine.

EXTERIOR

Entering through electric gates, the villa has ample parking space and very well landscaped and maintained gardens with olive trees and lawned areas.

The fully tiled pool has Roman steps and terraces for sunbathing. There is an outdoor shower and BBQ area.

There is also a spacious basement area for storage.

THE AREA

This lovely property sits on the border of the traditional villages of Xirosterni and Kefalas.

It offers easy access to both villages and is conveniently located just a short drive away from the nearby beaches and resorts of Almyrida and Kalyves.

FEATURES:

- Fitted kitchen with appliances—including a dishwasher
- Washing machine
- Central Heating
- Stone fireplace fitted with wood burning stove
- Fitted wardrobes
- Aluminium tilt and open windows with fly screens
- Internet connection
- Large basement/workshop for tanks and storage
- Private pool
- Outdoor covered BBQ and shower
- Solar panel, water tank and immersion heater
- Electric gates and covered parking
- Alarm system

