

# LOVELY 2-BED VILLA WITH A PRIVATE POOL IN A COMPLEX NEXT TO THE BEACH IN MALEME



**REF:  
YHOC-128**



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**PRICE:  
€199,000**

**HOUSE SIZE: 81m<sup>2</sup>**

**LAND SIZE: 128m<sup>2</sup>**

**Great, well designed 2 bedroom villa for sale with private pool, part of a well maintained complex located only minutes from the beach and amenities of Maleme, ready to move into!**

### **INTERIOR:**

The main entrance door leads into the open living/dining/kitchen area. At the living area a double patio door gives access to the covered veranda and the private swimming pool.

Next to the living area is the L shaped light colored and fully equipped kitchen, with plenty of cupboards including the dishwasher and the washing machine.

The sofa in the living room can be converted into a single bed.

Behind the kitchen is the shower room with an open shower.

Dark colored tiled steps lead to the upper floor which consists of 2 double bedrooms and a bathroom equipped with a full length bathtub.

Each room has a balcony with sea view, free standing wardrobes, and a reversible air-conditioning unit. The master bedroom has a double bed, a ceiling fan, TV, a 4 doors wardrobe and an open pergola (which could be covered with a canvas for additional shade). Outdoor furniture makes this balcony the perfect place to enjoy a glass of wine while enjoying the stunning sea and sunset views. Sunscreens have been installed towards both the west and the east providing more privacy.

### **EXTERIOR:**

The villa is located in a very well maintained complex consisting of 28 properties with 2 shared pools. It comprises its own private pool and the pool area is secured with a stone wall and a glass banister.

A big parking at the entrance of the site provides ample parking for many cars. Paths, flower beds, trees for shade, covered areas and banisters for security; the site is pleasant and clean.

The access is easy and the complex is located 400m from the beach in Pirgos Psilonerou.

The beach is quiet and pebbly, and local taverns are within walking distance.

### **THE AREA:**

The house is surrounded by greenery, olive trees and orange trees and is located in a truly quiet area, yet not far from the amenities. Pyrgos is a quiet village between Maleme and Gerani (west of Chania). It is within easy walking distance of the beach, shops and local bus route, and is only a 20 minute drive to Chania.

**A SYNKA supermarket is located about 800 meters from the property, and a small mini market for every day groceries is open all year long and is to be found about 400 m from the house.**

### **FEATURES:**

- Solar panel
- Fully equipped kitchen
- Electrical appliances including a dishwasher
- Reversible air conditioning units (3)
- Wardrobes in both bedrooms
- Fully furnished
- Ceiling fan in master bedroom
- Water tank
- Private parking
- White aluminum frames
- Double glazed windows
- Immersion Heater

