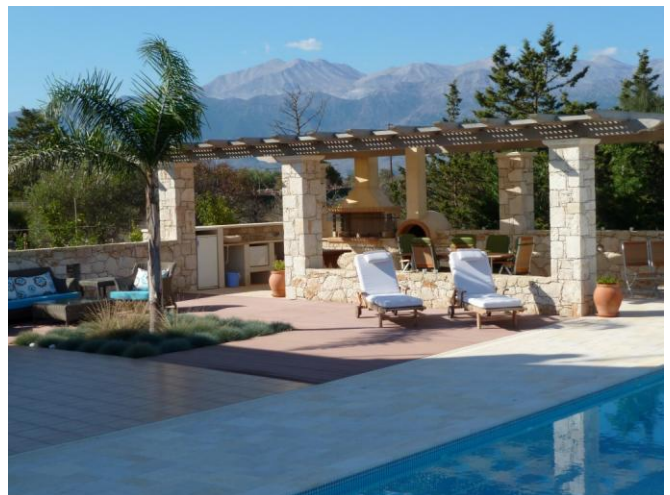


# LUXURIOUS 4-BED VILLA WITH PRIVATE POOL AND BREATHTAKING SEA & MOUNTAIN VIEWS NEAR XIROSTERNI



**REF:  
YHOC-038**



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**PRICED AT:  
€760,000**

**HOUSE SIZE: 263m<sup>2</sup>**

**PLOT SIZE: 4,200m<sup>2</sup>**

**Marvelous luxurious house for sale near the traditional village of Xirosterni, with a private 52m<sup>2</sup> swimming pool, landscaped plot and stunning views over the mountains and the sea.**

Built in 2007 to the highest standards, no effort or expense has been spared when this sumptuous house was conceived. It is well thought out, functional, tastefully-decorated with an eye for detail and is extremely well maintained. Its architecture and elegant ambience blend perfectly with the surrounding olive groves.

### **The interior:**

With an easy access, the entirely walled and gated plot impresses by the facilities. The big driveway is large enough to easily turn the car and leads to the garage and ample parking space.

From the parking, large stone steps lead to the entrance of the property with a wooden, double arched door.

Entering the house, the high quality of the building impresses. Light and airy, the many windows and opening guarantee a constant flow of air in the rooms.

To the left is the spacious dining room and kitchen, separated by a beautiful stone arch and a white marble (from Naxos) island in the middle. The kitchen is fully equipped with high quality built in appliances, black work tops and an additional store room/utility room. Three large patio doors give access to a spacious covered veranda offering stunning views and the garden/driveway below.

Under the stairs is a guest toilet with shower.

To the right of the impressive marble staircase is the spacious living area, equipped with air-conditioning, a ceiling fan and a modern built in fireplace. Here too, 3 patio doors open to verandas and terraces with access to the pool and the garden offering excellent views to the mountains and the sea beyond.

The large marble open staircase leads to the 3 bedrooms and a small salon, laid out in a semi circle around the staircase with a high vaulted wooden beamed ceiling.

The small salon/library looks over the Bay of Souda and a patio door opens to the big veranda offering stunning views.

The north-west facing spacious master bedroom is equipped with an en-suite bathroom with a walk-in shower cubicle, a wall-mounted toilet, a modern full length bathtub, a sink and modern accessories. Adjacent to this room there is also a walk-in wardrobe. Two sets of French doors give luminosity to the room and open to the private terraces with views all around.

There are a further two bedrooms sharing a shower room on this floor. Each bedroom has verandas with views and a large built in closet.

Ceiling fans and air conditioning keep the villa cool during hot summer days and under-floor heating provides warmth on cooler winter days.

Stone steps lead to the lower part of the house currently used as guest accommodation/office, storage area and it gives direct access to the garage with electric gate. This room has 2 windows allowing the natural flow of light and could be converted to a proper separate apartment.

### **The exterior:**

Even from outside this property impresses. As you arrive, a large electric gate opens to a spacious, extremely well maintained and landscaped area with stone paved and concrete access bordered with flower beds, low stone walls and a variety of flowers and bushes.

The colorful garden has plenty of space for both sun worshippers and for children who like to run around and play. The plot has been partially landscaped with the remainder being left natural with local wild flowers and herbs in the spring and rocky outcrops.

Special attention has been paid to the pool terrace and dining terrace where you can chill out or dine al-fresco in total privacy, with a choice of sun or shade. The 11,5m x 4,5m mosaic tiled infinity pool looks down the valley of olive groves to the sea. It has a slope, a hydro massage, roman steps, is surrounded with light-colored marble tiles and offers plenty of space for the sun loungers and umbrellas.

Bordering the pool is the large comfortable covered pergola supported by stone built columns, a wooden decking with a gracious palm tree in the

middle and a sitting area with outdoor furniture. The 70m<sup>2</sup> pergola is the perfect place for outdoor living and is equipped with a summer kitchen including a refrigerator, dishwasher, sink, big BBQ and pizza oven.

A stone wall with security banister, niches and beautiful night illumination surround the pool.

A few stone steps lead to the technical and storage room with a 5000l water tank and a toilet.

As an additional bonus, the entire plot is provided with a water irrigation system, is entirely walled and fenced and has about 60 trees, including 20 fruit trees.

The selling price includes the fixtures and fittings as well as the white goods. The high quality furniture is available by negotiation.

### **The area:**

The villa is located about 800m from the village. Xirosterni is a sleepy village with a lot of renovated houses and no amenities other than the small kafeneon on the road and this is often only open during the day.

It's only 2-3 minutes from the restaurants and kafenions at Kefalas and all the amenities at Vamos. In addition, the beaches at Kalyves, Almerida and Giorgioupolis are all less than 10 minutes away.

**Fully equipped for year-round living, this villa has great rental potential or could be used as a permanent home. The environment is peaceful and it is ideally located with the beach and amenities just a couple of minutes away by car - Chania is a 30-minute drive.**

**A truly unique property which "ticks all the boxes"!!!**





## Features:

- Solar panel
- Air conditioning units and ceiling fans throughout the property
- Fully-equipped kitchen including dishwasher
- Satellite TV
- High quality white goods
- Floor-to-ceiling built-in wardrobes
- Water tank of 5000l
- Garage with electric door
- Under-floor heating throughout
- Fire place
- Lower floor with separate access
- OTE telephone & Internet connection
- Brown, top-quality, wooden doors and shutters
- Double-glazed windows with fly screens
- Immersion heater
- External taps
- Walled property
- Landscaped gardens with watering system
- Private swimming pool
- All fixtures and features
- Alarm system
- Large pergola with fully equipped summer kitchen/BBQ
- High quality furnishing included

