

BEAUTIFULLY RENOVATED 2-BED VILLA WITH RURAL VIEWS AND SHARED POOL IN KOKKINO CHORIO



**REF:
CCI-017**



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**PRICE:
€375,000**

HOUSE SIZE: 130m²

LAND SIZE: 663m²

Stunning 130m, 2 bedroom, 2 bathroom renovated house with gardens, sea views + separate 25m² studio + further building allowance.

This hidden oasis in the old part of Kokkino Chorio is immaculate, and has been lovingly brought back to life by its owner.

INTERIOR

Ground floor: the front door from the side courtyard opens into the cozy lounge with log burning stove.

A spacious guest bathroom with walk in shower is off this room. Through a small arch you come to a hallway with staircase to the 1st floor on the left, a patio doors to the right open to the front parking area.

Through the original stone arch is the kitchen, dining area and set back the original oven is used for a pantry/storage space. A door by the stairs opens to the back garden.

1st Floor: the curved tiled staircase opens to a hallway.

To the right is the large main bathroom with bathtub, washing machine and tumble dryer.

A double bedroom is next to the bathroom.

Along the hallway to the right, a patio door opens to a balcony shared with the second bedroom.

The second bedroom at the far end of the hallway has double doors to the large shared balcony with sea view, and doors to a second private balcony with village and countryside views giving access to the roof.

Studio: A separate studio sits across from the main house with its own private courtyard next to the old well.

To the right of the front door is the fully fitted kitchen, with the bedroom with double bed to the left. A bathroom with walk in shower is next to the kitchen.

EXTERIOR

The property is fully enclosed with walls, plants and an entry wrought iron gate opening to the off road parking and driveway positioned between the back of the studio and side of the main house. To the right of the parking area is a privately commissioned painting by a local artist next to a fragrant wall of jasmine.

Walking around the main house you come to the beautifully landscaped gardens with a pathway winding between a beautiful mixture of mature trees, bushes, indigenous plants. This plot can be used to build another small house or swimming pool. At the back of the house near the kitchen door is a quiet terrace for dining.

A spacious storage room is to the side of the main house and the studio courtyard.

In the very heart of this village, Villa Harmonia is a surprising oasis of calm and privacy. The house is as immaculate today as it was 15 years ago when it was renovated from ruins to the highest of standards by a well renowned company. The many clever, thoughtful design features such as the doors and windows are positioned to allow cross breezes to negate the need for air con units, the solar paneled air vents to create constant air circulation, the incredibly thick walls retain heat in winter and keep cool in summer, make it energy efficient and easy to maintain.

The use of as many original materials as possible gives it character and charm.

For a long term home or investment opportunity Villa Harmonia is a gem of a house and anyone looking for a top quality, beautiful renovation with large gardens, sea views, walking distance to the village centre, privacy and the potential opportunity to expand should view immediately!!

THE AREA

The villa is just a few minutes driving from the village square

of Kokkino Chorio where there is a taverna and a mini market. The village of Plaka with its shops and restaurants is just a 5 minute drive while the famous beach resort of Almyrida with its sandy beach, shops and tavernas is just a 10 minute drive.

For even more amenities, the villages of **Kalyves** and **Vamos** are nearby and are open all year round. **The historical city center of Chania is a half an hour drive while the airport is 50 minutes driving.**

FEATURES

- Aluminum Doors
- Aluminum Windows
- Electrical Appliances
- Fireplace/Wood Burning Stove
- Furnished
- Fly Screens
- Parking Area
- Solar Panel
- Storage Shed

