

RENOVATED 3-BED PROPERTY WITHIN THE VILLAGE BOUNDARIES OF KYPARISSOS



**REF:
YHOC-220**



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**PRICE:
€220,000**

HOUSE SIZE: 120m²

LAND SIZE: 2,300m²

Renovated property for sale, located on a large plot in the traditional village of Kyparissos, west of Chania.

A GREAT PROJECT WITH LOTS OF POTENTIAL!

INTERIOR

The main entrance is on the ground floor. Entering the property, you find yourself in a comfortable open kitchen/dining area. The kitchen stretches over the entire wall, has a double sink and plenty of storage cupboards. There is plenty of space to install a dining table and chairs, and the walls are ornated with old niches. This room is airy and bright due to the many windows.

A double wooden door leads to the living area fitted with the original wooden beamed ceiling. The entire room was re-tiled with wood effect tiles and offers a good space. To the left there is a simple shower room which is also housing the washing machine. Next to the bathroom there is a door giving access to the garden.

Wooden steps lead to the top floor consisting of 3 rooms. This floor was originally used as a separate house with a living room and 2 bedrooms as it also has a separate entrance from the exterior. It could be converted into 3 bedrooms with a big terrace and views. The floor is wooden, and the 2 smaller back bedrooms have 2 windows each, providing lots of light in the rooms. The front room is spacious and very bright.

The terrace is unfinished (not tiled nor does it have banisters) and offers great mountain views. There is an exterior door and access from outside via steps.

In a nutshell: the house is livable but could do with improving works. The top floor could be converted into 3 bedrooms, the top terrace needs to be secured, the bathroom is a bit old-fashioned but is functional.

Also, there is an additional 26m² ruin that comes with the house, stone built but in need of renovation. The house is stone built and is over 70 years old.

EXTERIOR

Unlike many old village houses, this property is surrounded by a spacious plot with a big variety of fruit trees. The plot is located within the village boundaries, so there is a high building allowance.

The large garden is planted with plenty of fruit trees (olives, lemons, avocado, oranges, pomegranate, apricots and a large hanging vine). The large and spacious terrace at the main entrance has a pergola covered with a tarpaulin, this is a fantastic space for outdoor living and to install furniture and enjoy the benefits of living outside. Two big mulberry trees provide plenty of shade and behind the house there is an original "patitiri" where they used to stomp the grapes, with other words, to crush the grapes by foot in a traditional method.

The large plot is terraced and is on different levels. There are a couple of exterior storage rooms and lots of fruit trees including olive trees, a real opportunity to make your own extra virgin olive oil.

An old stone building of 26m² is included in the sale. It is in ruins and could either be restored or demolished.

THE AREA

This property is in a fantastic location in the heart of the village of Kyparissos and would make a great holiday location or full-time home.

Located in a rural area, yet only a few minutes' drive from the amenities and beach of Maleme, this beautiful old stone village home has great potential for renovation.

Tavronitis, which is located a couple of kms from the property, has a mini market, bakery, butchers, pastry shop, cafes and tavernas and more. It is a lively Greek village that remains open during the wintertime and offers all amenities.

The long village beach has pebbles and crystal-clear waters. Tavronitis is close to the junction of the national highway from where Chania is a 25-minute drive and Kissamos 20 minutes away. Chania airport is a 45-minute drive.

And as a bonus, there is a "laiki", an open vegetable and fruit market in the nearby village of Kolymbari, where one can buy fresh locally grown products, fish, locally made cheeses, honey and enjoy the amazing produce that is abundant locally.

This could be a beautiful village residence in a quiet traditional Cretan village. Worth seeing...

FEATURES

- Solar panels
- Fully equipped kitchen
- Central heating and boiler house
- Immersion heater
- Fully furnished
- Beamed ceilings
- Extra storage
- Aluminum windows and doors
- Fly screens
- Additional ruin that could be converted.
- Landscaped garden with fruit trees

