

UNIQUE 3-BED RENOVATED VILLAGE HOUSE WITH MANY ORIGINAL FEATURES LOCATED IN PATIMA



**REF:
YHOC-133**



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**PRICE:
€320,000**

HOUSE SIZE: 208m²

LAND SIZE: 194m²

This wonderfully unique villa is nearly 200 year old.

This is a rare opportunity to own a fully renovated village house – with all its original features including stone archways, courtyards and wooden beamed ceilings.

This charming 3 bed villa has been tastefully renovated by the current owners. It sits in the heart of the traditional village of Patima less than 10 minutes from the beach of Kavros.

Built around 1850 but completely renovated in 2005 with high quality materials and eye for detail, this detached house offers plenty of possibilities.

Character and charm combined with all modern comforts, the best of all worlds.

INTERIOR

This fabulous renovation has been lovingly undertaken by the current owners, a Greek - French couple. The house used to belong to a family of seamstresses and was built during the Turkish occupation of Crete.

The property actually consists of 2 houses each with an entrance. They could be used as one big property or divided in 2 in case one would want to rent one part and live in the other part.

House 1

The high wooden entrance door opens in the living room with the kitchen a few steps lower. This area used to be the village "kafeneon" with the original hand sculptured stone fireplace and the stone niche where they used to store the water. There is a separate WC on this floor.

Wooden spiral stairs lead to the first floor double bedroom with wooden beamed ceilings and a triple door freestanding wardrobe. A large double patio door opens to an open balcony with sea view and outdoor furniture – this is the "breakfast balcony". This floor also comprises a bathroom with a corner bathtub and mosaic tiled walls. A small detail but not to be underestimated: the shutters close from the interior as they cannot be reached from outside.

Another flight of spiral stairs lead to the mezzanine area with beamed wooden ceilings and lots of storage cupboards and currently used as an office.

House 2

Two steps and a double wooden door separate the guest accommodation from the main house.

The ground floor double bedroom has a "window" connecting with the living area, is equipped with a ceiling fan and an adjacent modern shower room with a built in shower, the washing machine and a towel rail.

3 steps down lead to the spacious living quarters consisting of the lounge and a simple kitchen provide with a sink only. The thing that hits you when you enter this

room are the 2 superb stone arches dating from about 1830, lots of the original features like a window sill recuperated from the old village church, the brightness of this room is due to the many openings and the 2 skylights providing extra light to the entire room. This area also features a wood burner for the cold winter months.

From the living room, a door leads to the courtyard equipped with exterior furniture for outdoor living and with amazing views across the countryside to the Psiloritis, Crete's highest mountain.

Tiled steps lead to the first floor and the spacious bedroom with adjacent shower room. This room is currently being used as a living room and has a 70m² tiled roof terrace with outdoor furniture and stunning countryside and mountain views. This terrace has been reinforced for the future building of a swimming pool would one want to.

The property comes nearly fully furnished, ready to move in and has many craftsman-built hardwood items. The entire property feels spacious and comfortable. It has been renovated with taste and an eye for detail. Niches and original features can be found throughout and it has been furnished with style, in keeping with the character of the property. All lighting fixtures are handmade. Natural materials feature throughout and pretty outdoor courtyards and terraces provide plenty of opportunity for *al fresco* living. This is a house with character.

EXTERIOR

A big tree providing shade is to be found next to the entrance of the house. The owners have built a small sitting corner under the tree, build from an old millstone.

Two terraces and a comfortable courtyard are provided for outdoor living. One will choose where to sit depending on the month of the year and the needs at this time (shade or sun).

The courtyard is a little jewel, with a big bougainvillea providing a note of colour and plenty of bushes, providing much needed shade during the hot summer months.

The courtyard is walled and very private, and a gate opens to the back road. The eye catcher is the Turkish stone built arched feature with a water tap.

This superb village house offers all comforts with an amazingly functional interior and built with the highest quality materials. It could function as a home away from home or as a holiday home with rental potential.

This amazing property built on a solid rock should be viewed to be fully appreciated.

THE AREA

The property sits at the edge of the village near to the small church; this is where the cars park as the access to the village is only by foot. Only 9 habitants live in the village which is obviously peaceful and quiet.

Patima is a listed traditional settlement located less than 10 minutes by car from the long sandy beach of Kavros.

A tavern can be found in Kastellos which is about 1 km from there (restaurant Maria). There are plenty of opportunities for splendid walks around the area which is

surrounded by forests of "koumara" or strawberry trees. This tree is well known for its fruit which bears resemblance to the strawberry.

For amenities the village of Kavros is 9 km away and offers numerous shops, tavernas, restaurants, bars, supermarket etc.

Kavros is a small village between Georgioupolis and Rethymnon, which has become a holiday resort in the recent years, with a long sandy beach, a variety of shops such as supermarkets, restaurants, clothes shops, bars etc.

Further amenities can be found in Georgioupolis or Rethymno just 15 minutes away.

FEATURES

- Solar panels
- Satellite TV
- Telephone and Internet
- Exterior storage
- Immersion heater
- Fully equipped kitchen
- Electrical appliances including 2 washing machines, 2 fridges, a dishwasher and 2 TVs.
- Wooden doors and shutters
- Built in wardrobes
- Most of the furniture included
- Beamed ceilings
- Infrared heating system
- Two wood burners
- Walled and fenced plot
- Fireplace
- Landscaped garden

