

LOVELY 3-BED VILLA WITH EXTRA BUILDING ALLOWANCE IN AGIOS DIMITRIOS



**REF:
CID-003**



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**PRICE:
€360,000**

HOUSE SIZE: 147m²

LAND SIZE: 896m²

Three bedrooms detached villa set as two individual houses (one on each floor) offering sea views, olive grove, extra building allowance and a peaceful location at 10 km from Rethymno.

The property is in total size of 147,32sqm with the possibility to be extended since has been built on a plot of land of 896sqm with total building allowance on it of 400sqm.

Without the 147sqm that the house presently has, there is a remained building capacity of 253sqm.

On the ground floor is a house of 58sqm featuring modern living, fully equipped kitchen, one bedroom, a bathrooms and a storage place.

There is also a large, covered veranda of 30sqm which offers the opportunity to be turned to extra living area (bedroom, office, shop etc.)

Exterior stairs lead to the first floor where is the second house consisting of large living/ dining are with traditional fire place, a fully fitted and equipped kitchen, a bathroom with bathtub, two bedrooms, each one with its own balcony.

The inside area is stylishly furnished and designed offering full comfort and warm ambiance. Both houses have air conditioning, central heating, solar panel, double glazed aluminum doors and windows.

The place outside has been set to provide relaxation and privacy: a fully equipped barbeque place on the veranda with outdoor dining and sitting areas, plenty flowers, olive trees and lawn and beautiful views over the sea and the green landscape.

Also there is parking place for two three cars and enough land to be set a swimming pool.

This home is located in the countryside at 10 km from Rethymno town and 600 meters from all amenities. The distance to the closest beach is about 2 km.

FEATURES

- Fireplace
- A/C
- Security system
- Security door
- Furnished
- Electrical devices
- Built-in closet
- Tents
- Solar boiler
- Satellite T.V
- Aluminum doors
- Aluminum frames & shutters
- Double glazing
- Storage room
- Solar panel
- Central heating
- BBQ
- Parking space

