

# SPACIOUS 3-BED VILLA WITH SHARED POOL IN CHORAFAKIA/AKROTIRI



**REF:  
CEG-008**



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**PRICE:  
€420,000**

**HOUSE SIZE: 98,80m<sup>2</sup>**

**LAND SIZE: 2,285m<sup>2</sup>**

**This fantastic villa for sale in Chania, Akrotiri, Crete, is located at the village of Chorafakia.**

The villa is part of a small project of 5 villas in total, with a large common use swimming pool, garden and 2 different BBQ areas.

The villa has a total of 98,80m<sup>2</sup> of living space developed on two floors and consists of 3 bedrooms and 1 bathroom plus WC. It has been built on a plot of 2,285m<sup>2</sup> in total and includes private and common use areas.

## **INTERIOR**

On the ground floor, the kitchen is open plan with the living room area, while a comfortable and very bright dining area is also situated near the lounge.

This floor is very bright and airy thanks to the many windows and the french doors that also provide access to the front yard, the pool and garden of the property.

The kitchen itself comes fully equipped with all the modern appliances needed, such as a fridge, dishwasher, hob, oven and built in washing machine.

At the same time, high quality furniture and fittings can be found all over the property, with a solid oak table and chairs for 6 individuals in the dining area and three/two seater leather sofa. The interior floor is done with high quality finishing and Spanish tiling. A small WC with a hand basing can be found next to the stairs, completing the ground level of the house.

On the first floor, you will find the three bedrooms and the bathroom of the property. All bedrooms are comfortable enough to fit a double bed and they all have fitted wardrobes, while at the moment one of them features two single beds.

The bathroom has a walk-in shower. Each bedroom has a spacious private balcony, offering nice views towards the sea and the hills of Akrotiri.

The villa has under floor electric heating in all interior living areas, as well as A/C units used for both heating and cooling in every room. A solar panel is installed on the roof for hot water all year round and the property has a private parking space at the side of the villa.

## **EXTERIOR**

The villa has its own walled private garden area, with a pergola that provides both shade and a beautiful sitting area for dining. The covered pergola has lighting for outside dining and comes with an external dining table and chairs.

There is a large common grassed garden surrounding a 75m<sup>2</sup> fully mosaic tiled swimming pool. Beside the pool there is a 16m<sup>2</sup> roofed pergola with dining table and a natural stone BBQ for communal use. A second natural stone BBQ is available for use at the other end of the pool area.

## **THE AREA**

### **Chorafakia**

This is a popular area and many people search for property for sale in Horafakia(Chorafakia), Crete. It is a small, quiet village on the peninsular of Akrotiri, situated halfway between Kalathas and Tersanas villages, 15kms northeast of the historic city of Chania.

Due to its elevated location it offers outstanding sunset and sea views across the Bay of Chania and also Mountain views.

The village is only 15 mins from the international airport and less than half an hour from the port of Souda. The area is an ideal place to relax and unwind, and has numerous shops, mini markets, tavernas and school, all within walking distance. Additional shopping and general amenities such as large supermarkets, banks, post office, travel agency etc, are available in Kounoupidiana, just five minutes away by car.

The beautiful sandy beaches of Kalathas and Tersanas are only a minute drive from Horafakia village.

## Akrotiri

If you are looking for property for sale in Akrotiri, Crete, the peninsula features some of the most beautiful and cleanest sandy beaches of Chania. Numerous beaches include, well-known Stavros beach, where Zorbas the Greek was filmed, Kalathas and Tersanas.

Kalathas beach is a beautiful sandy beach lined with pine trees in the south and a small islet at swimming distance and features cafes and traditional tavernas.

Tersanas, Crete is another fine sandy beach with shallow waters suitable for children. A variety of wild birds and turtles find haven in this peaceful area which is so diverse, offering endless possibilities to the visitor, from birdwatching, horse-riding, hiking or simply relaxing and enjoying the scenery.

**There are also several churches and historically significant monasteries in the area such as the impressive Agia Triada and Moni Gouvernetou built in the 16th century, a visit to which is highly recommended.**

### FEATURES

- BBQ
- Landscaped garden
- Fitted kitchen
- Fitted wardrobe
- Solar panel
- Air-Con
- Private parking area
- Double glazed windows
- Sun terrace
- Pergolas
- Shared Swimming Pool
- Electrical appliances
- Outdoor BBQ
- Solar Panel & immersion heater
- Electric Under floor heating /cooling in kitchen & bathroom
- Furnished
- EOT License

