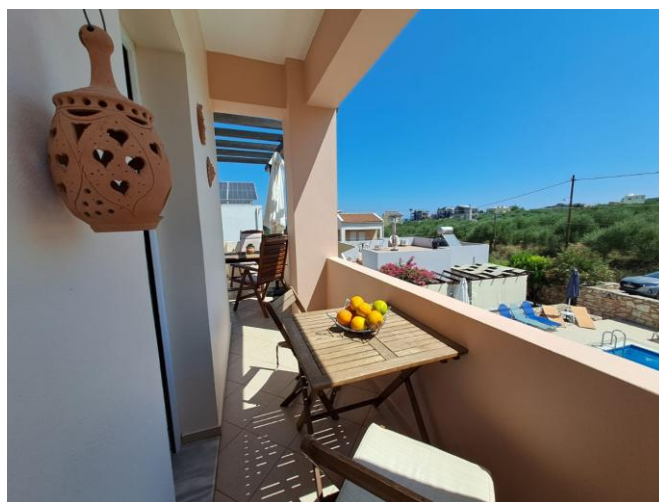


COZY 2-BED VILLA WITH SHARED POOL IN KALYVES



**REF:
CCI-007**



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**PRICE:
€199,995**

HOUSE SIZE: 80m²

Detached modern house with 2 bedrooms, 2 bathrooms, shared pool 5 minutes walk from Kalives Beach.

Set in an attractive, quiet development this house has been very well maintained, and would make an ideal holiday home or investment rental property as it is sold fully furnished.

INTERIOR

GROUND FLOOR

The entrance opens to the hallway with a utility/store cupboard to your immediate left. The staircase to the 1st floor is next to this.

On the right is the double bedroom with patio doors to the shared terrace with the twin bedroom at the end of the hallway.

TOP FLOOR

The staircase leads to the open plan living area.

The fully fitted kitchen with room for dining is directly ahead with patio door to the balcony overlooking the pool, olive groves, White Mountains and partially the sea.

A second guest WC is to the side of the bright and spacious lounge staggered with double glass doors to the largest of the balconies with dining table, and having the better sea views. This balcony adjoins the smaller kitchen one.

EXTERIOR

There is communal off road parking with steps down to the shared pool.

Around the large swimming pool there is plenty of space for sun loungers.

The property has its own small front garden with citrus tree, a further small area to the side of the front door and with 3 balconies/terraces to choose for outdoor dining or relaxing in private.

The pool is shared with 9 other properties but rarely used; most of the other houses are owner occupied or long term rentals. The development is very peaceful set amongst olive groves and has a friendly community spirit, and is just 7 minutes walk to the centre of the village and beach.

THE AREA

The villa is located in a very tranquil location, just 10 minutes walking down the hill to the sandy beach of Kalyves.

Kalyves has a large school which caters very well for the children of the foreign nationals living in the area and there are also a number of state offices in the village. It is also a popular tourist resort that has maintained its Cretan character. The town runs alongside the sea for a couple of kilometers with the beach at the front and some low hills behind and offers plenty of shops,

There is a tiny picturesque harbor at the East end of the town with a kantina on the beach nearby. Running alongside the golden sandy beach which starts at the side of the harbor are some really good tavernas and cafes.

The national highway is a 5-minute drive and one can easily reach Chania town centre within 15 minutes. Chania airport is 30 minutes while Souda port is just a 10-minute drive.

This property is ideal for people looking for an established and lucrative rental business providing a substantial rental income, or to use as a family holiday home, or for all year living as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home.

FEATURES

- Air Conditioning
- Aluminium Doors
- Aluminium Windows
- Electrical Appliances
- Central Heating Installation
- Furnished
- Parking Area
- Solar Panel Installation
- Swimming Pool - Shared

