

# WONDERFUL 3-BED VILLA WITH PRIVATE POOL AND STUNNING VIEWS SITUATED IN KOKKINO HORIO



**REF:  
YHOC-149**



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**PRICE:  
€450,000**

**HOUSE SIZE: 118m<sup>2</sup>**

**LAND SIZE: 647m<sup>2</sup>**

**This lovely 3 bedroom villa is situated on the edge of Kokkino Horio, overlooking Souda bay.**

**The Panoramic Sea and Mountain views are absolutely stunning. Beautifully finished in Cretan White and Blue this attractive villa sits on a mature, private plot and features a private pool and is fully licensed for holiday rental.**

### **INTERIOR:**

Completed in 2001 this villa is unique in its design, style and finish and is extremely well maintained. It has a lovely traditional feel throughout with wooden vaulted ceilings, archways, attractive blue woodwork and built in seating areas.

The main entrance is at the back of the house and opens into the open living/dining/kitchen area.

The ground floor has a very spacious living area with patio doors leading to the front and rear terraces and garden area. The kitchen is fully fitted with all appliances and nicely finished in traditional blue wooden units. This room has a vast vaulted wooden ceiling and masses of natural light. Also on this floor are 2 double bedrooms both with private balconies and full wardrobes stretching over the entire wall and a good sized blue/white bathroom (recently renewed) with full length bathtub and a towel rail. There are plenty of wardrobes and internal storage areas/laundry room.

Tiled steps lead to the upper floor consisting solely of the good sized master bedroom with private balcony and patio doors to the upper sun terrace, both of which enjoy the most amazing panoramic views of the area. High vaulted wooden ceilings give the room more volume and 2 patio doors make the room particularly light and bright.

The adjacent shower room is equipped with a recently renewed blue colored shower, a bidet and a towel rail. There is also a separate access via exterior stairs.

A large covered terrace offers stunning unobstructed views towards the mountains and the sea, straight into Souda Bay.

### **EXTERIOR:**

The plot around the villa is fully paved while the delightful rear garden is easily maintained and has a rockery, grape vine and small Olive Grove. There is a range of terraces and seating areas and of course the swimming pool surrounded with a wooden decking and glass banisters to enjoy the views. The pool has been tiled with mosaic tiles and has an exterior shower.

The olive grove behind the house is an oasis of peace and quiet, the perfect place to live for the moment and carpe diem.

The villa is located at the end of a very quiet road and has double gates at the entrance and parking for 2 cars. The plot is surrounded by traditional stone walls.

Two useful storage rooms have been provided, one with the boiler and one with the oil tank.

The plot contains 8 olive trees, a lemon and a fig tree.

### **THE AREA:**

The houses are quietly located just 1.4km from the popular village of Plaka, in the municipality of Apokoronas.

**Kokkino Horio village has a couple of mini markets and a good taverna/café which operates during summer months. Plaka offers more amenities and mostly stays open all year round, offering a number of**

**restaurants/cafes, a couple of mini markets, a hardware store, gas station, hair dresser and a flower shop.**

**The popular beach resort of Almyrida with its lovely sandy beaches and marina is just a short drive away and is very lively during the summer with a large number of beach front restaurants and cafes, mini markets, bakery, pharmacy, water sports and many more.**

### **FEATURES:**

- All furniture and equipment
- Fully fitted kitchen with appliances including dishwasher
- Air conditioning units in all rooms
- Central Heating / Boiler house
- Immersion heater
- Ceiling fans throughout
- Blue wooden doors/windows/shutters, of which some have fly screens
- OTE landline telephone and broadband internet
- Full license for holiday rental (EOT)
- Solar panel and reserve water tanks
- Fitted wardrobes and internal storage
- Beamed vaulted ceilings
- Private garden and olive trees
- External store rooms, pool room and boiler house
- Private 30m<sup>2</sup> pool
- BBQ
- Landscaped gardens with irrigation system
- Stone Walled and securely gated plot
- Village square, taverna and mini market within easy walk

