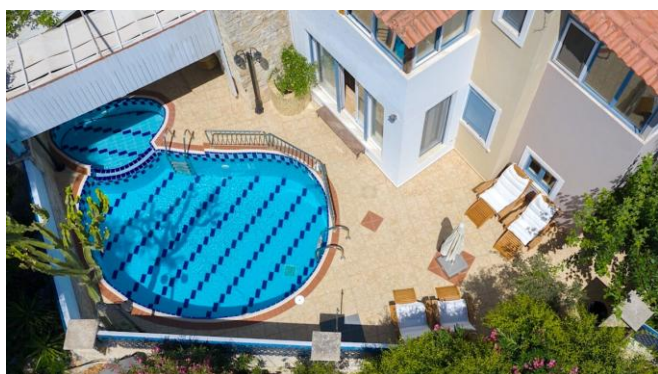


# LUXURY 4-BED VILLA WITH PRIVATE POOL AND SEA VIEWS IN THE HEART OF LOYTRA VILLAGE IN RETHYMNO



**REF:  
CID-012**



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**PRICE:  
€480,000**

**HOUSE SIZE: 274m<sup>2</sup>**

**LAND SIZE: 242m<sup>2</sup>**

**Luxury private villa with full comfort, pool and sea views in Loutra, at 10 km from Rethymno Crete.**

This detached villa has 274sqm built in 2003 on its own land of 242sqm.

The property is situated in the central square of the village with large access from paved road and plenty parking area.

The large outdoor space has a 33sqm swimming pool surrounded by lush vegetation with outdoor dining place and lot of relaxing spots.

The home has three levels:

The basement in size of 122sqm where 61,55sqm are for residential use and the rest of the area offers auxiliary places.

Presently, this level has one bedroom with en-suite bathroom and Jacuzzi the gym and playroom, plenty storage place and machine room.

The ground floor of 76sqm offers a large open place living and dining room with fire place and fully fitted kitchen, a bathroom, a bedroom with en-suite bathroom and large verandas.

The floor of 76sqm consists of two bedrooms each one having en-suite bathroom and balcony offering endless view to the olive groves, the sea and the green garden by the pool.

Internal stairs lead to the roof terrace where is a fully fitted and equipped BBQ place with pergola, dining table and great views over the sea and the surrounding country landscape.

The villa has full utilities and facilities: air conditioning (one unit in each room), oak floors in the bedrooms, aluminum frames, fireplace, solar panel, ready installation and pipes for central

heating, wardrobes, playroom, gym, garden, pergolas, swimming pool and children's pool.

The property has also EOT license and presently is successfully operating as rental business all year round.

**The distance to the nearest beach is 2,5 km, to Heraklio Airport 70 km, Chania Airport 60 km, Rethymno 10 km.**

## FEATURES

- A/C
- Aluminum frames
- Fireplace
- Solar panel
- Central heating
- Wardrobes
- Playroom area
- Private pool
- BBQ
- Roof terrace
- EOT License
- Jacuzzi
- Gym area

