

STONE 3-BED VILLA AND PRIVATE POOL IN MAROULAS



**REF:
CID-013**



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**PRICE:
€720,000**

HOUSE SIZE: 141m²

LAND SIZE: 257m²

Gorgeous natural stone villa with courtyard, pool, fountain and great sea view in Maroulas, Rethymno.

This is a restoration which was completed in the spring of 2022 of a traditional stone home which has been transformed into luxury villa preserving and taking advantage of its captivating Cretan beauty and charming while fully respecting the nature and history of the surrounding area.

The restoration of the building was made with natural stone and wood creating a modern, well equipped and traditionally decorated villa.

All the stonework is beautifully dressed and fully treated for moisture resistance.

The stonework is a refreshing change from the more modern type of construction offering cool interiors during the hot summer months and a wonderful traditional look and feeling.

The total area of the villa is 141sqm, build on two floors on a land of 257sqm with potential to build other 90sqm.

On the ground floor, decorated and furnished by the finest traditional style the area comprises of living room with traditional fireplace, kitchen, a large dining area with view to the pool and a bathroom.

Following the same exquisite design, on the first floor there are other two bedrooms and a stylish bathroom.

Also, on the first floor there is a separate room of 12sqm (used presently as storage) which could easily be set as the 4th bedroom, office, gym or any other place desired.

Large verandas offer panoramic views over the sea and country landscape.

The villa offers also full facilities as air conditioning, fireplace, solar panel, high quality wooden windows and doors, fly screens, for a perfect living comfort.

The large, semi closed veranda in front of the villa hosts a charming, private swimming pool.

Also, outside area there is stone paved patio, lawn, Jacuzzi, elegant stone fountain, fully fitted and equipped BBQ area, dining place, lots of relaxing spots and beautiful green area with all kinds of trees, plants and flowers.

The property is for the first season engaged in tourist rental and has proven to be a successful business.

The Venetian village of Maroulas is situated 8 km away from Rethymno, 3 km away from the sea and large sandy beach of Platanias.

There is around one hour driving to any Airport, Chania or Heraklion.

FEATURES

- Storage room
- Fireplace
- Private pool
- A/C
- Security door
- Furnished
- Electrical appliances
- Built-in closet
- Solar boiler
- Wooden frames
- Jacuzzi
- BBQ

