

# SPACIOUS 5-BED VILLA WITH CAPTIVATING SEA AND MOUNTAIN VIEWS IN MEGALA CHORAFIA



**REF:  
CEF-007**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICE:  
€470,000**

**HOUSE SIZE: 236,95m<sup>2</sup>**

**LAND SIZE: 468,58m<sup>2</sup>**

## **Megala Chorafia**

**In the most beautiful and utilized residential and touristic part of the area, with a magnificent view of the sea from all levels, this beautifully constructed detached House of 236,95m<sup>2</sup> is for sale. It sits inside a fenced plot of 468,58m<sup>2</sup> and there is possibility of creating a swimming pool.**

### **INTERIOR**

The main residence is developed on three levels and consists of:

**On the 1st level**, there is an independent guest house with autonomous entrance, with area of 66,50m<sup>2</sup>, which has a comfortable open space, 2 bedrooms, bathroom, and covered terraces.

**On the 2nd level**, which is also the main entrance, a comfortable open space (Living room, dining room, kitchen, and auxiliary space) 2 comfortable bedrooms, bathroom, comfortable balconies with a wonderful view of the sea.

**On the 3rd level**, an office space, the master bedroom, a dressing room, a comfortable bathroom, and a large terrace with a panoramic view, to enjoy moments of relaxation or companionship.

The communication between the levels is achieved through a comfortable scale.

In addition to these, the house has auxiliary space area of 34,72 m<sup>2</sup>, autonomous heating, aluminum frames with double glazing, triple Energy Solar water heater, Insulation 5 cm, comfortable courtyard area with stone elements.

It is offered either for permanent residence, or due to its location and view, for exploitation through a tourist lease.

## THE AREA

Situated at the foothill of the Malaxa Mountain, Megala Horafia itself has a mini market and several restaurants. It is only a 10 minute drive to the village of Kalyves, with its comprehensive shopping facilities and tavernas to suit every purse. The cosmopolitan and cultural town of Chania is a fifteen minute drive east and has an enchanting Venetian harbor, atmospheric Old Town and contemporary stores for retail therapy!

**The archeological site of Aptera is close by, where the ruins of the Monastery of St John the Baptist are located as well as other sites of historical significance including Turkish fortresses. The area enjoys a serene ambience belying its awesome history.**



## FEATURES

- Storage room
- Solar panel
- Suitable for commercial use
- Lawn
- Fly screens
- Heating
- Aluminum doors and windows
- Double glazed windows

