

# PRIVATE ESTATE WITH STONE BUILT VILLAS AND LOVELY SEA VIEWS IN MELIDONI



**REF:  
CCI-028**



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

**PRICE:  
€895,000**

**HOUSE SIZE: 280m<sup>2</sup>**

**LAND SIZE: 3,124m<sup>2</sup>**

**This private estate sitting at the top of a charming traditional village has dramatic views across the gorge to the White Mountains, plus sea views towards Rethymno and comprises of 3 stylish, newly built stone houses (280sqm), each one with separate outdoor areas for maximum privacy.**

With such breathtaking views as the background, the owners have designed and built the villas in keeping with the landscape using local stone and wood, planting indigenous plants and trees to ensure a seamless blending of house and land. Every item in the villas has been handpicked and where possible, reclaimed to ensure each property has a unique character.

Already operating as a successful rental business, this is also a wonderful solution for multifamily/friend accommodation wanting to stay close together:

- Villa 1 – 3 bedroom/1 bathroom villa with private pool (99sqm) and land
- Villa 2 – 1 bedroom/1 bathroom owners accommodation (82sqm) with private garden
- Villa 3 – 2 bedroom/2 bathroom villa with private heated pool (99sqm) and land

### **Villa 1**

**Ground Floor:** a typical Cretan 'upside down' design (to make the most of the views from the living area and to keep the sleeping quarters cool/warm) you enter into the hallway. Bedroom 1 has a double bed with patio doors leading to the garden. Bedroom 2 has a double bed and also access to the garden area. Family bathroom is spacious with a bath shower.

**1<sup>st</sup> Floor:** the open plan living area has been cleverly designed for maximum comfort and use of space with the fitted kitchen and dining space at one end, the lounge at the other. Double patio doors open to the dining balcony with views across to the sea and mountains. An external staircase goes down to the pool and garden area and the calming sounds of the rock side waterfalls occasionally

interjected with goat bells as they roam the hillsides.

**Mezzanine:** there are two further single beds on this level.

## **EXTERIOR**

Off road parking is to the front of the villa with a beautifully landscaped garden. The pool area to the side is bordered with bright and fragrant shrubs, bushes and trees and has plenty of space for sunbathing in the tiled patio area. An outdoor kitchen makes al fresco dining easy. The land to the side of the pool area belongs to the villas, giving even further privacy. The villa adjoins the owners' property to the left.

## **Villa 2**

**Ground floor:** a very spacious bedroom plus a family bathroom on the ground floor.

**1<sup>st</sup> floor:** Open plan living area with fitted kitchen, dining area and lounge. Patio doors open to the balcony.

## **EXTERIOR**

Parking to the front with a large front garden. The mature landscaped back garden provides lots of space to sunbath, read and relax or dine al fresco in privacy. The covered arch area between the villas creates useful storage spaces.

**Villas 1 and 2** have been designed for the option to easily combine them to create a large 3 bedroom family villa, keeping Villa 3 for guests.

## **Villa 3**

**Ground Floor:** the same design as the sister villas, you enter into the hallway.

**Bedroom 1** has a double bed and en-suite bathroom with walk in shower. The patio doors lead to the garden and pool area.

**Bedroom 2** has twin beds and en-suite bathroom, and access to the garden area.

**1<sup>st</sup> Floor:** the open plan living area has been cleverly designed for maximum comfort and use of space with the fitted kitchen and dining space at one end, the lounge at the other.

Double patio doors open to the dining balcony with views across to the sea and mountains. An external staircase goes down to the pool and garden area with small koi fishpond, and the calming sounds of

the rock side waterfalls occasionally interjected with goat bells as they roam the hillsides.

## EXTERIOR

Off road parking is to the front of the villa and as the others, the lush green gardens around the private pool and outdoor dining/kitchen areas provide a mini oasis to spend your days. The koi pond, hidden away, provides another tranquil touch. The Villa adjoins the owners Villa 2 on the right.

## THE AREA

The villas are an easy three minute stroll to the centre of this charming small village, with a year round cafenion which is frequented by both locals and occasional tourists for small plates and cold local wine and beer.

Within a 5 – 10 minute drive you will find some of the most beautiful, and traditional villages in the area such as Paidachori, Pemonia, Tzizifes and Vamos, all known for the beautiful hikes and trails amongst the greenest of landcapes.

**A scenic 20 minute drive brings you to Kalives or Almyrida beach, the city of Chania is only a thirty minute drive away with its harbour front restaurants and unique atmosphere.**

## FEATURES

- Air con
- Fireplace
- Off road parking
- Private gardens/pool areas
- Fully furnished
- Electrical appliances
- Fly screens
- Building permission
- Covered verandas
- Ceiling fans
- Courtyard
- Stone built properties
- Landscaped garden

