

3-BED MAISONNETTE WITH MOUNTAIN AND RURAL VIEWS IN MODI



**REF:
CEG-016**



**PRICE
€295,000**

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HOUSE SIZE: 164m²

LAND SIZE: 349m²

This is a fantastic house for sale in Platanias, Chania, Crete.

It is located in Modi, a very peaceful and beautiful village close to the sea.

The total size of the property is 349m², with a living space of 164m². It consists of 3 bedrooms and 2 bathrooms -one of them en-suite, plus a WC for the guests.

It is developed as a maisonette therefore it is arranged over 2 floors and it also features beautifully paved and landscaped yards at the side and in front of the house.

Entering the house, the first thing you encounter is a very spacious and airy room that hosts the lounge, open plan with the dining area.

The living room features large and comfortable couches together with a nicely placed and cozy fireplace in the middle of the room. There are a lot of windows present, making the property very bright, while keeping a cool breeze even in the hot days of summer.

The kitchen has a separate room that is connected with the dining area through an arch. The kitchen is also fully equipped with modern fittings and a lot of cupboards in place for extra comfort and storage.

On this floor you also get direct access to the main veranda of the house, where you can enjoy very relaxing views to the hills and the sea.

Taking the stairs to the lower floor, you will find all 3 bedrooms of the property together with an open hall area.

The master bedroom is en-suite with a fitted wardrobe and a double bed and all rooms feature an A/C unit.

From this floor you get to have access to another outside private terrace that is also landscaped with nice flowers and fruit trees. In this terrace there is also a small room that hosts the tank and the machinery for the oil central heating system that the owners have installed on the property.

The side yard is an ideal place to build a pool, while keeping enough of the landscaped area in the surroundings intact. A utility room - that serves as extra storage room/closet at the moment - is located on the upper floor, next to the extra guest WC.

The property has a solar heating panel installed on the roof for hot water and the radiators for the central heating are already installed.

The property has been renovated in the last couple of years; it is in a great condition and very well kept by the current owners.

Except the central heating system and the wood-burning fire place in the living room, A/C units are present in all the main rooms.

Considering all the above, this property is ready to move in and it is quite suitable for year round living.

The house features a private parking space and access is very easy. It can also be used as a holiday residence for a family, as there are plenty of things to do in the nearby areas.

THE AREA

This house is located in the quaint village of Modi, in a quiet peaceful location.

Modi is just 2km from Gerani with its' beach, tavernas, cafes, butcher, bakeries and mini-markets.

There is a very good, well known, traditional Greek tavern in the village of Modi with delicious home cooking.

The larger resort area of Platanias is just 10 minutes away with a greater selection of supermarkets, bakeries, tavernas, cafes, shops, banks, post office and other essentials as well as its' popular, long, sandy beach.

The lovely old town of Chania is a 20min drive and the airport 40min away.

The nearest beach to the villa is just 2,5km away with many more within a 15-minute drive.

This is a well-maintained property in a quiet village location within easy reach of local amenities and is ideal as a rental business or for year-round living.

FEATURES

- Garden
- Electrical appliances
- Fitted kitchen
- Fitted wardrobes
- Landscaped gardens
- Solar panel
- Air-Conditioning
- Private parking area
- Double glazed
- Sun terrace
- Wooden pergolas
- Fireplace
- Central heating

